

CITY OF DECATUR, ILLINOIS



**CONSOLIDATED PLAN 2015-2019
&
ANNUAL ACTION PLAN - FY 2015**



**PREPARED BY:
NEIGHBORHOOD SERVICES DEPARTMENT
NEIGHBORHOOD OUTREACH DIVISION**

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Decatur, Illinois is an entitlement community which receives an annual allocation of Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds from the U. S. Department of Housing and Urban Development (HUD)-Community Planning and Development (CPD). The goal of the 2015-2019 Consolidated Plan is to encourage and support the continued development of the community, principally for low and moderate income persons by providing decent housing, a suitable living environment, and expanding economic opportunities.

The Plan for analyzes the housing and non-housing community development situation and needs, resources available or potentially available to meet the needs, and sets a unified vision with long-term strategies and short-term actions to address priority needs. This document may be used as a resource in securing other grants by the City, other local government units, and public agencies. The Plan provides a basis for CDBG and HOME resource allocations for the next five years, in meeting the goals and addressing the needs.

The Consolidated Plan also describes the process used in its development including the purpose, the lead agencies, and the community partners. The Citizen Participation Plan provides for and encourages citizens to participate in the development of the plan, any future amendment to the plan, and the annual performance report. The City engaged residents, agencies, and government through public meetings, consultations, mailings, electronic and paper surveys, one on one meetings, and community organization meetings. Announcement regarding meetings and surveys were provided by use of the media, internet, website, and e-mails. The Consolidated Plan provides a demographic snapshot and reviews the housing supply. It identifies housing needs. From the housing market analysis, consultation with professionals, and responses from citizens, a summary of housing needs was compiled. Not all housing needs were determined to a priority for the City during the next five years, as they may be currently addressed, or planned to be addressed in the future by other resources, or are not feasible at this time.

The Consolidated Plan discusses the nature and extent of homelessness in the community as well as the facilities and services. The City is a member of the Continuum of Care, the Working Group on Chronic Homelessness, and the Homeless Advisory Council, the City anticipates addressing priorities through support and collaboration.

The Consolidated Plan includes a strategy to address the non-housing community development needs. The City anticipates addressing those unmet needs through collaboration with other organizations, and in some cases may use a portion of the CDBG allocation.

Citizen Participation Plan

Section 91.105 of the Consolidated Plan Final Rule (24 CFR Part 91) requires each participating jurisdiction (**PJ**) to adopt a Citizen Participation Plan that sets forth its policies and procedures for citizen participation. The Citizen Participation Plan must provide for and encourage citizens to participate in the development of the consolidated plan, any substantial amendments to the consolidated plan, and the performance report. It is designed specifically to encourage participation by the residents of predominantly low- and moderate-income neighborhoods, minorities and non-English speaking persons, as well as persons with disabilities, local and regional institutions and other organizations, and residents of public and assisted housing developments. The Citizen Participation Plan and any substantial amendments must be made public and available for citizen comment. Accordingly, the City of Decatur has hereby established the following Citizen Participation Plan.

The City of Decatur will provide for and encourage citizen participation in an advisory role in planning, implementing and assessing each aspect of its program (the Program) for utilizing funds received through the U.S. Department of Housing and Urban Development's (HUD) office of Community Planning and Development; namely, the development of the Five-year Consolidated Plan, any substantial amendments to the Consolidated Plan, the Annual Action Plan, Environmental Review Record (ERR) and the Consolidated Annual Performance and Evaluation Report (CAPER). None of the provisions for citizen participation listed below will be construed to restrict the responsibility and authority of the City of Decatur for the development of application for funding through this Program. The following written Citizen Participation Plan sets forth the procedures that implement each of the requirements as set forth in Section 91.105 of the Consolidated Plan Final Rule, 24 CFR Part 91, of January 5, 1995 as updated through February 6, 2006.

The City of Decatur will provide a process of citizen participation at both the community-wide and neighborhood levels. The process will meet the following standards: All aspects of citizen participation will be conducted in an open manner, with freedom of access for all interested persons; the City of Decatur will encourage participation by low and very low income persons, members of minority groups and non-English speaking persons, residents of areas where a significant amount of funds are proposed to be used, persons with disabilities, residents of public and assisted housing developments and targeted revitalization areas, and other local regional institutions and organizations; the City of Decatur will make reasonable effort to ensure continuity of involvement of citizens and citizen organizations throughout all stages of the program; and the City will utilize a variety of techniques to solicit community involvement and provide citizens with a reasonable opportunity to submit comments.

Adequate Information

The City of Decatur will provide full public access to program information and make affirmative efforts to provide adequate information to citizens, particularly those of low and very low income and those residing in areas where a significant amount of funds are proposed to be used.

The following program information will be provided to citizens in the Consolidated Plan and Annual Action Plan: Total amount of Community Development Block Grant funds and HOME funds available to the City of Decatur for community development and housing activities, when available; The range of activities that is planned to be undertaken with these federal funds; Notice of opportunity to provide input in drafting and approving the funding application, as well as a schedule of meetings and hearings; The role of citizens in the program, in conformity with federal rules and regulations (24 CFR 91.105); and A summary of important program requirements.

The City of Decatur will provide full and timely disclosure of its Program records and information consistent with applicable state and local laws regarding personal privacy and obligations of confidentiality. Documents relevant to the Program, and to the City's use of assistance under programs it covers during the past five years, will be made available in the Neighborhood Outreach Division during normal working hours for review upon request.

The City of Decatur will make available copies of the Citizen Participation Plan, the Consolidated Plan and any substantial amendments, the Annual Action Plan (including the amount of funding the jurisdiction expects to receive), and the Comprehensive Annual Performance and Evaluation Report (CAPER) at places conveniently located for persons affected by the program and accessible to persons with physical disabilities. It is the general practice of the City of Decatur to make available this information at three common sites:

Decatur Housing Authority (Lobby Area) located at 1808 E. Locust Street, Decatur, IL; Decatur Public Library (Reference Area) located at 247 E. North Street, Decatur, IL; and City of Decatur, Development Services Department, 3rd Floor, Decatur Civic Center, #1 Gary K. Anderson Plaza, Decatur, IL.

Public Hearings & Meetings

The City will hold at least two official public hearings annually, one to present and receive comments on the draft Consolidated Plan and/or Annual Action Plan, and one to present and receive comments on the CAPER. Additional public hearings, meetings or workshops on either document may be held during its development process. Hearings will be held at times and locations which permit broad participation, particularly by low and very low income persons and by residents of areas where a significant amount of funds are proposed to be used. Hearings will be held at times and locations accessible by public transportation, and at locations accessible to persons with physical disabilities. Upon request at least one week prior to the hearing, accommodation will be made for persons with a hearing disability. If notified at least one week in advance that at least five (5) non-English speaking residents will attend a

public hearing, the City will make its best effort to have a translator available at the hearing or to have a summary of the document translated.

The City of Decatur, at least fifteen (15) days to a public hearing on any aspect of the Program, will publish notice in easily-readable type in the classified section of the *Decatur Tribune* and send a press release to the *Decatur Herald & Review*. In addition, the City of Decatur will make reasonable effort to provide notices, in the form of press releases, to neighborhood organizations and local agencies serving low and very low income persons. The City of Decatur will make reasonable effort to publicize widely these hearings, through means such as public service radio and television announcements, mass mailings, the City's government access channel, and on the City's website, www.decaturil.gov.

The City of Decatur will provide for and encourage the submission of views and proposals regarding the Program by its citizens. Such views and comments may be submitted at any time during the year. However, in order to be included with submission of a particular document to HUD, the comments must be received by the date published in the official public notice for the final public hearing on the draft of that document. This includes submission of written comments generated before or during neighborhood and community-wide meetings, formal public hearings, or orally at official public hearings.

Comment Period on Draft Documents and Complaints

A final draft of the Consolidated Plan, Citizen Participation Plan, and Annual Action Plan will be available for public comment for not less than thirty (30) days following the final official public hearing on the document before submission to HUD. A final draft of the annual CAPER will be available for public comment for not less than fifteen (15) days following the final official public hearing on the document before submission to HUD. These draft documents will be available for examination at the three locations specified in Item 3. above, on the City of Decatur's website (www.decaturil.gov), and upon request from the Neighborhood Outreach Division. In preparing the final document, the City will consider any comments or views of citizens received orally at the public hearing, or in writing during the comment period. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, will be attached to the final document.

The City of Decatur will respond to complaints related to the Consolidated Plan, Annual Action Plan, and CAPER in a timely and responsive manner. The City will provide a written response within fifteen (15) working days. Complaints should be addressed to: City of Decatur Neighborhood Outreach Division, Attention: Neighborhood Services Department Director, #1 Gary K. Anderson Plaza, Decatur, IL 62523.

Substantial Amendments to the Consolidated Plan

The City of Decatur will amend the Consolidated Plan in the event of a substantial change. The following constitutes a substantial change:

- Changes in the allocation of priorities.
- Changes in the method of distribution of funds, including: Changes in the use of CDBG funds from one Consolidated Plan Objective to another. A 38% increase or decrease for reprogramming of funds to any eligible funded activity. Changes to carry out an activity, using funds from any program covered by the Consolidated Plan, not previously described in the Action Plan. Changes of the purpose, scope, location, or beneficiaries of an activity.

A public hearing will be held on a Substantial Amendment with notification of the hearing as set forth under the “Notice” section of the Citizen Participation Plan. A thirty-day opportunity period for comments on the substantial amendment will be provided. A summary of any and all comments and views received during this period, and a summary of any comments or views not accepted and the reasons therefore, will be attached to the substantial amendment of the Consolidated Plan.

Bilingual Communication and Technical Assistance

If notified at least one week in advance that at least ten (10) non-English speaking residents will attend a public hearing, the City will make its best effort to have a translator available at the hearing or to have a summary of the document translated. If the hearing is held in, or funding proposed to be used in, a neighborhood where at least ten percent (10%) of the residents speak and read a primary language other than English, then all notices of the public hearing and a summary of basic proposal components will be produced in such language.

The City of Decatur will provide technical assistance to the degree, level and type determined appropriate by the Neighborhood Outreach Division after discussion with the organization requesting assistance. Technical assistance shall be provided to:

1. Neighborhood and area-wide organizations, enabling them to participate in planning, implementing and assessing the programs offered by the Department in their area.
2. Groups of very low and low-income persons and groups of residents of low-income neighborhoods which request assistance in developing for funding assistance under any of the programs covered by the Consolidated Plan.

The Neighborhood Outreach Division will provide technical assistance either directly or through arrangements with public and private agencies. Requests for technical assistance should be made in writing to the Director of the Neighborhood Services Department.

Consideration of Objections

Persons wishing to object to approval of an application by HUD may make such objections known to the HUD Chicago Area Office. HUD will consider objections made on the following grounds:

- The City of Decatur's description of needs and objectives is plainly inconsistent with available facts and data.
- The activities to be undertaken are plainly inappropriate to meet the needs and objectives identified by the City of Decatur.
- The application does not comply with the requirements set forth in the Federal Register or other applicable law.
- The application proposed activities which are otherwise ineligible under federal rules and regulations. Objections should include both identification of the requirements not met and in the case of objections made on the grounds that the description of needs and objectives is plainly inconsistent with significant, generally reliable facts and data, the data upon which the persons rely. Although HUD will consider objections submitted at any time, such objections should be submitted within thirty days of the publication of the notice that the application has been made to HUD. To ensure that objections submitted will be considered during the review process, HUD will not approve an application until at least forty-five (45) days after receipt of the application. The HUD Chicago Area office is located at the following address: Office of Community Planning and Development, U.S. Department of Housing and Urban Development, 77 West Jackson Boulevard, Chicago, Illinois 60604-3507.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Consolidated Plan identifies housing and community needs, goals, and strategies for the City of Decatur over five years (May 1, 2015 to April 30, 2019). Based on the analysis performed as part of the plan and information collected through the community participation and consultation, the City has identified priority needs. Those needs are: literacy and employment training for residents as well as job retention and creation, preservation of affordable housing, and continued stabilization of older, low-income neighborhoods in the city.

3. Evaluation of past performance

The City has made progress toward the housing goals over the last five years. However, the loss of performing certified Community Housing Development Organizations (CHDOs) has reduced the number of rehabilitated vacant units for home ownership. The Coalition of Neighborhood Organizations (CONO) and the City have continued to educate and empower the neighborhood residents. Neighborhood stabilization, through the use of code enforcement and demolition, continues

to improve. In spite of residents' challenges, such as: transportation, health, child care, the education/employment training programs have had successes.

4. Summary of citizen participation process and consultation process

The ***Citizen Participation Plan*** centers on outreach, engagement and dialogue with citizen stakeholders which is critical for the success of the Consolidated Plan (Con Plan). Achieving these crucial connections with stakeholders required data collection from community citizens in varied ways to gain the greatest amount of input possible. Citizens of Decatur were provided access to online surveys (Survey Monkey) through the City of Decatur's website. Paper surveys for citizen input were available in the Neighborhood Services Department and the Cashier's Office at the Decatur Civic Center. Paper surveys were also distributed through local citizen groups and private citizens throughout the city. Citizens were mailed paper surveys upon request. Input was gathered by the city consultant during a presentation and discussion with CONO members. Citizens were also able to provide feedback for the Con Plan at the City of Decatur's neighborhood walks. Citizens were notified of two public meetings held in late October focusing on the purpose and process of the Con Plan and community input. The meetings were publicized in local print and online publications including the *Decatur Tribune*, the *Herald & Review* and *Re: Decatur*, to increase attendance at each meeting. The city's consultant, appeared on the local news station to promote the public meeting information encouraging citizen participation. Social media was also utilized for increased awareness regarding the desire for citizen participation with information about the Con Plan and public meeting times and dates posted on the City of Decatur's Facebook page.

In summary, over a 100 citizens contributed input for the Consolidated Plan through all varied means available for input. The Consultation Plan focused on feedback from community consultants in order to gain a broad perspective of the needs and expectations of the many entities (business, social service agencies, and churches) within the community. Essential consultant engagement was fostered with varied methods and multiple opportunities for input including focus groups, individual and group meetings and opportunity for survey completion. Paper surveys were mailed out from a comprehensive mailing list compiled by the project team that included business, agencies and churches in the Decatur community. Community consultants were also provided access to online surveys through the City of Decatur's website with a special page designated for the Con Plan for input. Further, the Con Plan project team attended the Education and Training Center Open House engaging and distributing surveys. Continuing to increase participation and input into the process, the city's consultant also met with identified community stakeholders including individual meetings with: the Economic Development Corporation, the Decatur Housing Authority, Dove, Inc. Homeward Bound Program, Assistant City Manager of Decatur and D & O Properties. The city's consultant also met with multiple consultant stakeholder groups. Focus groups were convened concentrating on the areas of education, economic development and housing with emphasis on both home buyer/lending and rental housing/special population. Each focus group was strategically developed with regard to participants, questions and information being sought. Focus group details with regard to specific questions asked and participants involved are included in the Con Plan. Survey outreach to community consultants of Decatur resulted in the completion 96 total consultant survey responses including 68 paper surveys and 28 online surveys.

In sum, 183 community stakeholder consultants contributed input for the Consolidated Plan through all varied means available for input.

5. Summary of public comments

The public comments and survey results are provided as an attachment to this Consolidated Plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments received were accepted.

7. Summary

The community has identified a need for housing counseling services for renters, homebuyers, and homeowners. Low-income homeowners continue to need assistance in improving their housing conditions. To assistance with safe, affordable housing opportunities, homebuyers continue to need financial assistance and new homeownership opportunities.

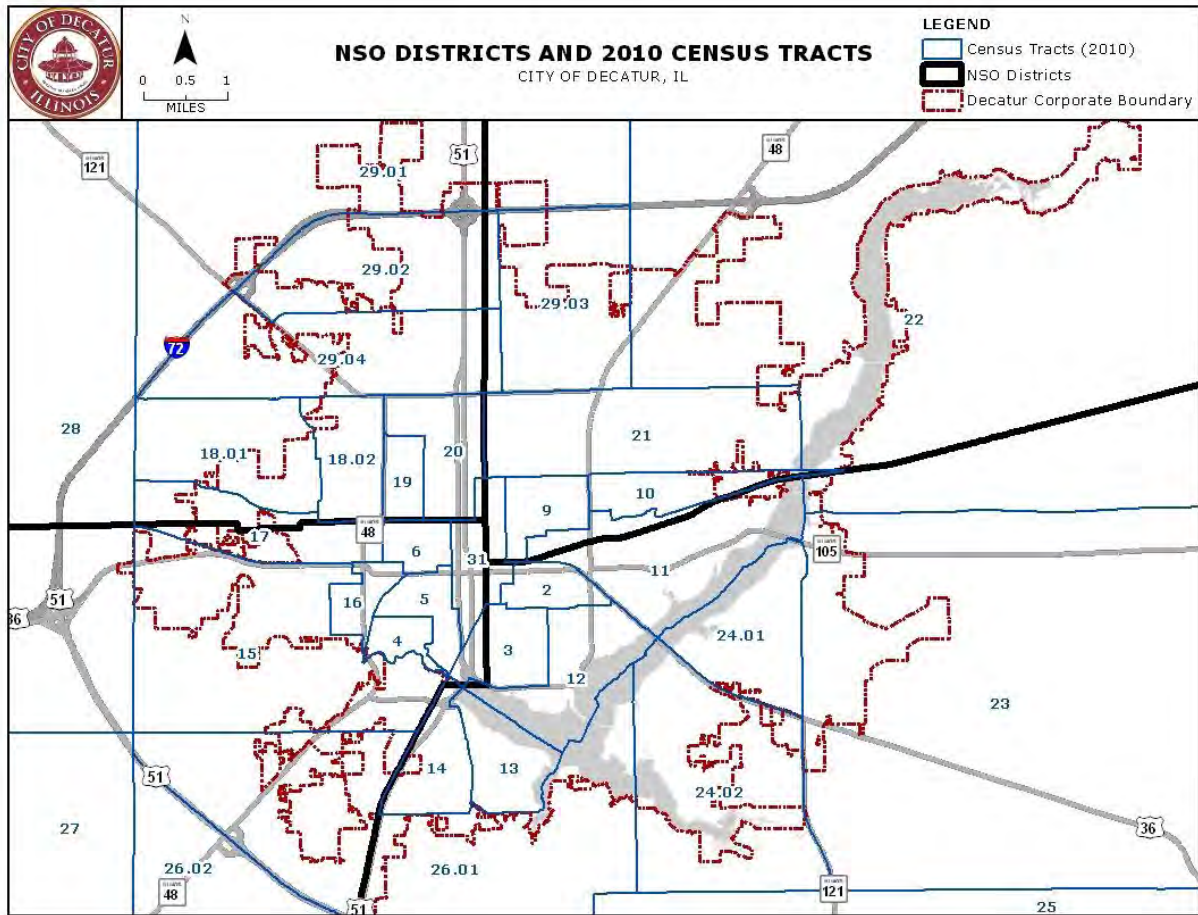
The City will continue to coordinate with homeless service providers and organizations to educate the community regarding homelessness. Where needed, the community supports effort to increase beds and units for homeless individuals and families.

Regarding Community Development, the City will continue code enforcement of abandoned, unsafe, substandard structures. Where needed, demolition will occur on abandoned, substandard structures.

In a number of low income neighborhoods, aging or unsafe infrastructure shall be repaired or replaced. The City will proactively identify and pursue clean-up and reuse of functionally obsolete, vacant properties. The City will support the efforts of organizations to rehabilitate public facilities.

The public identified the need to continue to educational/job training programs. This includes collaboration with vocational, business, and other organization to provide new or expanded opportunities to low income residents.

The City will continue to support neighborhood revitalization especially in the Neighborhood Regeneration Area. This includes the support of the Coalition of Neighborhood Organizations (CONO).



The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	DECATUR	City of Decatur Dept. of Neighborhood Services
HOME Administrator	DECATUR	City of Decatur Dept. of Neighborhood Services

Table 1 – Responsible Agencies

Narrative

The City of Decatur Neighborhood Services Department is the lead and responsible agency for the development and execution of the 5 year Consolidated Plan. A consultant was hired to manage the Citizen and Consultant Participation, Community Need Assessment development, administration and data analysis as well as for the development of the strategic plan.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The *Stakeholder Input Planning* and *Data Collection* phases of the Five-Year Consolidated Plan (ConPlan) project developed by consultant Mary Garrison for the City of Decatur have concluded and this report details the successful work accomplished for each phase with regard to expanded stakeholder planning and input. The overall project outcome is based on a comprehensive *Community Needs Assessment* addressing identified goals and providing a “pulse” on the current status of the City of Decatur with regard to housing and non-housing essentials. This needs assessment data will be included in the ConPlan as the data allows for an enhanced understanding concerning housing problems and cost burdens, public housing, homelessness, non-homeless special needs, and non-housing community development needs leading to the acquisition of an overall understanding of need for the entire community. Specifically, all feedback solicited emerged from a concentration on three critical areas that are imperative for the community to address including: decent affordable housing, a suitable living environment, and expanded economic opportunity. The focal point of project phases 1 and 2 included collection of both qualitative and quantitative data from stakeholders input with consultant input within the City of Decatur through a comprehensive **Consultation Plan**. The accumulated data collected will be analyzed for emerging issues and themes for use in the development of the strategic plan for inclusion in the ConPlan. Consultant stakeholder input was solicited through public participation utilizing expanded transparent data collection procedures with varied survey methods and tools that are identified in multiple appendices at the end of the report.

As a result of the focus groups, 27 community stakeholders were engaged in providing critical input. Further, engagement with consultant stakeholder groups and individuals offered opportunity for 60 stakeholders to contribute essential input about the needs of the community assisting with the development of the ConPlan. Survey outreach to community consultants of Decatur resulted in the completion 96 total consultant survey responses including 68 paper surveys and 28 online surveys. ***In sum, 183 community stakeholder consultants contributed input for the Consolidated Plan through all varied means available for input.***

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The Consultation Plan focused on feedback from community consultants to gain a broad perspective of the needs and expectations of the many entities (business, social service agencies, and churches) within the community. Engagement was fostered with varied methods and multiple opportunities for input including focus groups, individual/group meetings and survey completion. Paper surveys were mailed out from a comprehensive mailing list that included business, agencies, businesses and churches in the Decatur community. Access was available online surveys through the City of Decatur’s website with a special page designated for Consolidated Plan input. The consultant attended the Education & Training

Center Open House engaging & distributing survey to those in attendance. The consultant for the ConPlan met with identified community stakeholders including individuals from: Economic Development Corporation, Decatur Housing Authority, Macon County Continuum of Care, Decatur Assistant City Manager and a local contractor. The city consultant met with multiple consultant groups including: The Human Service Agency Consortium General Meeting (30)/Senior Division (12 participants), Project READ (4 participants), Ecumenical Ministry Group (9 participants). Focus groups were convened for the areas of education, economic development and housing (both home buyer/lending and rental housing/special populations). Focus group topics and questions included: **Education Focus Group: Questions:** What are the barriers to successful completion of a high school education and workforce preparation? What specific resources are necessary to enhance our education and training efforts for both current students and the general population? How do the skills and education of the current workforce correspond to employment opportunities? **Economic Development Focus Group: Questions:** What is the community infrastructure and business needs to promote economic development (i.e. economic growth and improved standard of living)? What are the barriers to economic development? To reducing the unemployment rate? To what extent can community revitalization play a role in economic development? **Housing Focus Group: Home Buyer and Lending: Questions:** What are the barriers to decent affordable housing for low to moderate income individuals and families in our community? How can we eliminate these barriers? What are the negative effects of Public Policies on Affordable Housing and Residential Investment in our community? (that are barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinance, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment). What special issues/needs does our community face with regard to home buying and lending? **Housing Focus Group: Rental and Special Populations: Questions:** What are the housing needs of special populations in our community (i.e. elderly persons, persons with disabilities, addictions, and HIV/AIDS)? What are the barriers to decent affordable housing for single person households and families in our community? What are the transitional housing needs in our community? What are the most common rental housing problems? Please identify any other areas of concern you would like documented.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Decatur is an essential part of the Decatur/Macon County Homeless Council Continuum of Care (CoC). The CoC and the City have been working together to serve the homeless since 1994. Dove, Inc. is the lead organization with 8 partner members (Dove, Inc., the City of Decatur Economic & Development Department, Decatur housing Authority, Decatur Macon county Opportunities Corporation, the Community Investment Corporation of Decatur, the Neighborhood Housing Development Corporation, Heritage Behavioral Health Center and Millikin University) that make up the Macon County Homeless Advisory Council Executive Committee or "Governing Board" meeting quarterly and charged with executing local plans to work actively to address homelessness. Dove, Inc. applies and receives funding annually under HUD's competitive Continuum of Care program. This Board is responsible for implementation of the CoC's Homeless Management Information System (HMIS) and

oversees several committees including the Point-in-Time Committee, Education Collaboration Committee, and Discharge Planning Committee all that the City of Decatur is actively involved in with ongoing collaboration and communication.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City is in ongoing communication and consultation with the CoC as a member of the Governing Board regarding the allocation of ESG funds as well as the development of performance standards and evaluative outcomes. The City works with the CoC in identifying, developing and securing funding for homeless services and works with Dove, Inc. and the Governing Board with regard to the management and administration of HMIS. Currently Dove, Inc. (lead agency) and the city have discussed ways to provide incentives that would engage providers with the input of data into HMIS.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	DOVE, INC.
	Agency/Group/Organization Type	Housing Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Program Director of Homeless Services participated in part of a housing focus group as well as held an individual meeting with city consultant and staff discussing services and housing needs for homeless individuals in all categories. Discussions were held and copies of plans were provided to staff including: overall collaboration, strategic planning and one year goals and specific action steps toward ending homelessness. Discussion also surrounded the HMIS system and data collection and usage. Continued work toward the reduction and ending of homelessness and an improved understanding of homeless services throughout the city.
2	Agency/Group/Organization	Project READ
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Adult Literacy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Program Director participated in a focus group on education. City staff met with Project READ staff and needs were identified to assist in providing services for adults with literacy needs as a stepping stone for employment opportunities. Anticipated outcomes include continued collaboration and coordination with the community with providers addressing literacy and to improve the ability to serve more individuals and address current capacity issues that exist.

3	Agency/Group/Organization	Decatur Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Executive Director met with ConPlan Consultant and City staff and provided the PHA 5 year strategic plan for 2015-2019 as well as supporting documentation of housing needs for low income individuals. Agency Director also had an individual meeting with the ConPlan Consultant and completed a consultation survey. Anticipated outcomes of the consultation include maximizing current units to capacity and developing more low income housing throughout the city.
4	Agency/Group/Organization	Human Service Consortium
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims Social Service Providers
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Economic Development Education

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	ConPlan Consultant met with the Human Service Consortium General Group and Senior Division on different occasions and provided the opportunity to hear from providers about the needs of individuals served by these agencies in the community. Providers were also given the opportunity to complete consultant surveys. Anticipated outcomes of the consultation and areas of improved coordination focused on adult literacy and economic development and service provision growth in that area as well as addressing housing needs for individuals served.
5	Agency/Group/Organization	Ecumenical Ministry Group
	Agency/Group/Organization Type	Faith Leaders
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	ConPlan Consultant met with a group of ecumenical ministers to hear input on needs related to decent affordable housing, a suitable living environment and economic development opportunities. Individuals expressed the needs and additionally had the opportunity to complete consultant surveys. Anticipated outcomes from the consultation include continued dialogue with the faith community to ensure increased collaboration and service provision within the community.
6	Agency/Group/Organization	Grow Decatur
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultant met with founder of Grow Decatur and discussed goals and objectives of the initiative and how the City and this group could coordinate related to positively impacting low to medium income individuals/families with regard to economic development and education.
7	Agency/Group/Organization	Adult Education and Training Center
	Agency/Group/Organization Type	Services-Education

	What section of the Plan was addressed by Consultation?	Economic Development Education and Training
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultant attended the Adult Education and Training Open House and distributed surveys to consultants and citizens as well as engaged with community stakeholders regarding the need for education and training as it relates to economic development. Anticipated outcomes from the consultation include the development of a stronger relationship with this entity and assistance in expanding services to meet education and training demands within the community.
8	Agency/Group/Organization	D & O Properties
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultant met with the owner of D & O Properties (member of Coalition for Veterans Concerns) and discussed needs of homeless veterans. Anticipated outcomes include a continued relationship with D & O to develop housing as needed for homeless Veterans within the community.
9	Agency/Group/Organization	COALITION OF NEIGHBORHOOD ORGANIZATIONS (CONO)
	Agency/Group/Organization Type	Other government - Local Umbrella Organization for Neighborhoods Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Neighborhood Living and Safety Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultant met with CONO organization to engage citizens for input into the Consolidated Plan. Anticipated outcome includes continuing to develop and strengthen the relationship between CONO and the City of Decatur as we assess the needs of the organization.
10	Agency/Group/Organization	Macon County Mental Health Board
	Agency/Group/Organization Type	Services-Persons with Disabilities

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Executive Director of MCMHB participated in a housing focus group specifically related to special populations and assisting in the housing needs for this population. Anticipated outcomes include further development and consultation related to future housing (and service) needs for individuals with special needs. Further, the consultant participated in the 2015 Focus on the Future working to identify and develop the needs in the community for individuals impacted by mental illness ages birth to death.
11	Agency/Group/Organization	Heritage Behavioral Health
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Case Management Manager participated in a housing focus group specifically related to special populations and assisting in the housing needs for this population. Anticipated outcomes include further development and consultation related to future housing (and service) needs for individuals with special needs.
12	Agency/Group/Organization	Greater Decatur Chamber of Commerce
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Executive Director of the Chamber participated in an Economic Development Focus group with other business and civic leaders. Anticipated outcomes include the engagement of the Chamber about issues related to unemployment, underemployment and training as it relates to improved economic development.

13	Agency/Group/Organization	Decatur Black Chamber of Commerce
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Executive Director of the Black Chamber participated in an Economic Development Focus group with other business and civic leaders. Anticipated outcomes include the engagement of the Chamber of Commerce in addressing issues related to unemployment, underemployment and training as it relates to improved economic development specifically for minority populations.
14	Agency/Group/Organization	Decatur Jobs Council
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Chair of the Decatur Jobs Council participated in an Economic Development focus group. Anticipated outcomes included increased collaboration and planning related to increasing opportunity for hard and soft skills development to prepare individuals for work.
15	Agency/Group/Organization	Community Investment Corporation
	Agency/Group/Organization Type	Services - Housing Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Director participated in an Economic Development Focus group with anticipated outcomes to strengthen dialogue and services with the City to create opportunity for education and training for improved employment opportunities of citizens.
16	Agency/Group/Organization	Workforce Investment Solutions
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Education and Training

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Director participated in an Education Focus Group related to education and training for employment opportunities. Anticipated outcomes include further capacity options to serve more individuals in this program to assist people with employment opportunities.
17	Agency/Group/Organization	RICHLAND COMMUNITY COLLEGE
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Economic Development Education
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	GED Program Director participated in an Education Focus group to assist in identifying educational needs for individuals with/without GED's related to future employment opportunities. Anticipated outcomes include continued dialogue regarding the connection of education and training to increased economic development.
18	Agency/Group/Organization	Baby Talk
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Economic Development Education
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Family Literacy Program Director participated in an Education Focus group to assist in identifying educational needs and services for families as well as gaps. Anticipated outcomes include continued dialogue regarding the connection of education and training to increase economic development.
19	Agency/Group/Organization	Macon County Education Coalition
	Agency/Group/Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	Economic Development Education
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Coalition Director participated in an Education Focus group to assist in identifying educational needs within the community related to future employment opportunities. Anticipated outcomes include continued dialogue regarding the connection of education and training to increase economic development.

20	Agency/Group/Organization	Regional Office of Education
	Agency/Group/Organization Type	Services-Education Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development Education
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Program staff participated in an Education Focus group to assist in identifying educational needs within the community related to future employment opportunities. Anticipated outcomes include continued dialogue regarding the connection of education and training to increase economic development.
21	Agency/Group/Organization	Eastlake Management and Dev Corp
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Manager of Eastlake Rentals participated in a Housing Focus Group addressing rental and homeowner issues. Anticipated outcomes include maximizing housing capacity for low income individuals and families.
22	Agency/Group/Organization	Landlord Association
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	President of the Landlord Association participated in a Housing Focus Group related to rental and homeowner issues. Anticipated outcomes are improved dialogue and collaboration between the Association and the needs of low and medium income renters.
23	Agency/Group/Organization	City of Decatur
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City of Decatur Economic Development Officer participated in an Economic Development Focus group and anticipated outcomes include continued dialogue and focus on economic development, education and training needs for low and medium individuals and families.
24	Agency/Group/Organization	Macon County Health Department
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Due to the age and condition of housing in Decatur, especially in the urban core neighborhoods (Regeneration Area), exposure to the harmful effects of lead-based paint continues to be an issue, which must be addressed. This is compounded by the low income level of the population residing in these older, deteriorated homes. The Health Department performs the lead screenings. The lead mitigation and abatement remains an important health/environmental issue. The lead mitigation and abatement work may be addressed through the Residential Rehabilitation Program for homeowners.

Identify any Agency Types not consulted and provide rationale for not consulting

All agency types were consulted that had a connection to the initiatives of the Consolidated Plan. Consultation is ongoing and no specific items are complete at this time.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Dove, Inc.	The goals of the 2015-2019 Consolidated Plan overlap with the strategy and goals of the Continuum of Care as the City is a partner on the Continuum working to end homelessness. The City and the Continuum of Care work actively to ensure there is a fluid plan of action to address homelessness in Decatur.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Cooperation and coordination with public entities and governmental agencies will be essential for the successful implementation of the Consolidated Plan. These entities have engaged well through the Plan development process and shown a commitment to work to address the areas of decent affordable housing, suitable living environment and expanded economic development opportunities. City staff will work actively to continue to engage these stakeholders.

Narrative (optional):

The City of Decatur Consultation Plan that was created and executed as a part of the Community Needs Assessment allowing for both citizen and consultant input that proved to be extremely successful in the extended reach to stakeholders allowing for a tremendous amount of engagement and input from 183 consultants throughout the City. This consultation engagement for input, in conjunction with the citizen engagement and input, allowed the community to be aware of and participate in the issues addressed by the Consolidated Plan and the goals and objectives of the City.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Collection of both qualitative and quantitative data was taken from stakeholders input with both citizen and consultant input within the City of Decatur through a comprehensive **Citizen Participation Plan**. The accumulated data collected will be analyzed for emerging issues and themes for use in the development of the strategic plan for inclusion in the ConPlan. Both citizen and consultant stakeholder input was solicited through public participation utilizing expanded transparent data collection procedures with varied survey methods and tools that are identified in multiple appendices at the end of the report. The **Citizen Participation Plan** centered on outreach, engagement and dialogue with citizen stakeholders which is critical for the success of the ConPlan. Achieving these crucial connections with stakeholders required data collection from community citizens in varied ways to glean the greatest amount of input possible. Citizens of Decatur were provided access to online surveys through the City of Decatur's website with a special page designated for the Consolidated Plan for input. Additionally, paper surveys for completion by citizens were available in the Neighborhood Services Office and the Cashiers Office at the Decatur Civic Center, 1 Gary K. Anderson Plaza, Decatur, IL 62523. Paper surveys were also distributed through local citizen groups including the Coalition of Neighborhood Organizations (CONO) and private citizens throughout the city (Appendix A). Moreover, citizens were mailed paper surveys upon request through the Neighborhood Services Department. Input was gathered by the city consultant during a presentation and discussion with CONO members with 19 participants in attendance at the meeting (Appendix B). Citizens were also able to provide feedback for the Consolidated Plan at a City of Decatur walk in the Galloway neighborhood. Additionally, citizens were notified of two public meetings held in late October focusing on the purpose and process of the ConPlan and community input. The first public meeting was held on October 27, 2014 at 5:30pm in the Decatur City Council Chambers, 1 Gary K. Anderson Plaza, Decatur, IL 62523 with the second public meeting following on October 30, 2014 at 4pm at Central Christian Church, 650 W William St, Decatur, IL 62522 (Appendix C, D, & E). Both opportunities for citizen input were publicized in local print and online publications including the *Decatur Tribune*, the *Herald & Review* and *Re: Decatur*, to foster attendance at each meeting (Appendix F). Furthermore, Mary Garrison, city consultant, appeared on the local news station, WAND, to promote the public meeting information encouraging citizen participation. Social media was also utilized for increased awareness regarding the desire for citizen participation with information about the ConPlan and public meeting times and dates posted on the City of Decatur Facebook page. As a result of the expanded outreach for input from the citizenry of Decatur, IL, a total of 44 citizen surveys were completed including 14 paper surveys and 30 online surveys. Further, 13 citizens attended and participated in the public meeting held on October 27, 2014 and 6 citizens attended and participated in the public meeting held on October 30, 2014. ***In sum, 82 citizens contributed input for the Consolidated Plan through all varied means available for input.***

The Citizen Participation Plan impacted goal-setting by providing a comprehensive understanding of the needs our citizens. Input from the citizenry allowed for the development of a strategic plan and annual action plans for the utilization of grant funds for the Five-Year Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>low to moderate income individuals</p>	2 public meetings were held on 10/27/14 and 10/30/14 at two different times and places within the City of Decatur. Total attendance at both meetings was 21 individuals.	<p>For both public meetings, adult literacy and targeted demolition of in feasible and unsafe structures as well as rehabilitation of structures were all a priority topic of discussion. From discussion of how to manage vacant structures in our community, opportunity for partnerships and skill training emerged in both meetings. At the second meeting on 10/30/14, comments surrounded code concerns for structures and accessibility for seniors. Transportation emerged through several comments to expand hours and routes in support of work and educational opportunities for citizens. Emergency and home modification funding to assist homeowners to fix and remove life threatening issues with and stay in their homes allowing for a safe and suitable living environment was a topic of discussion.</p>	All comments were accepted.	

2	Internet Outreach	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>low and moderate income individuals</p>	<p>Citizen and consultant participation surveys were accessible on the City of Decatur website through specified Consolidated Plan button leading individuals to a Survey Monkey survey for access to input in the Five-Year Consolidated Plan.</p> <p>Thirty (30) online surveys completed from the citizenry of Decatur.</p>	<p>Comments were received via the URL below where individuals accessed the Survey Monkey survey from this URL: http://surveymonkey.com/s/citizen/cityofdecatur when it was active through October 31, 2014.</p>	All comments were accepted.	http://www.decaturl.gov/citygovernment/eud/consolidatedplan.html
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3	Paper surveys	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>low and moderate income individuals</p>	<p>Citizen participation surveys were accessible through multiple avenues including US mail, partner agencies including United Way, the Coalition of Neighborhood Organizations(CONO),Dove, Inc.,and Project READ. Surveys were also distributed at the Public Meetings held by the City of Decatur. Further access for citizens to complete surveys included sites within the City of Decatur offices including Development Services and the Finance/Cashier office for access to input in the Five-Year Consolidated Plan. All surveys were handed out with a addressed stamped envelope for return mailing. Fourteen(14) paper surveys were completed from the citizery of Decatur.</p>	<p>The responses were regarding the community's needs were related to jobs, housing, and neighborhoods.</p>	<p>All comments were accepted.</p>	
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4	Paper surveys	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>low and moderate income individuals</p>	<p>Citizen participation was available through dialogue in community citizen meetings including CONO and the Galloway Park Neighborhood Walk for access to input in the Five-Year Consolidated Plan. Nineteen (19) citizens participated in the CONO meeting and Fifteen (15) citizens participated in the Galloway Park Neighborhood Walk.</p>	<p>In community meetings, the residents identified the need to improve housing, neighborhoods, provided education/employment training opportunities, as well as improve employment opportunities. All of these initiatives and efforts are identified in the Consolidated Plan with regard to housing and non-housing community needs focusing on decent affordable housing, suitable living environment and expanded economic development opportunities. It is abundantly clear the community is engaged and eager for future improvement and change as the collaborative efforts are solid and ongoing to meet the needs of all citizens of the City of Decatur.</p>	All comments were accepted.	
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5	Newspaper Ad	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>low and moderate income individuals</p>	<p>Publication for the 5 Year Plan was advertised Jan. 14, 2015. A public hearing was held February 5, 2015. Citizen comments were accepted through March 6, 2015. However, the period comment period was not identified. New comment period was opened May 27, 2015 through June 26, 2015.</p>	Pending		
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Table 4 – Citizen Participation Outreach

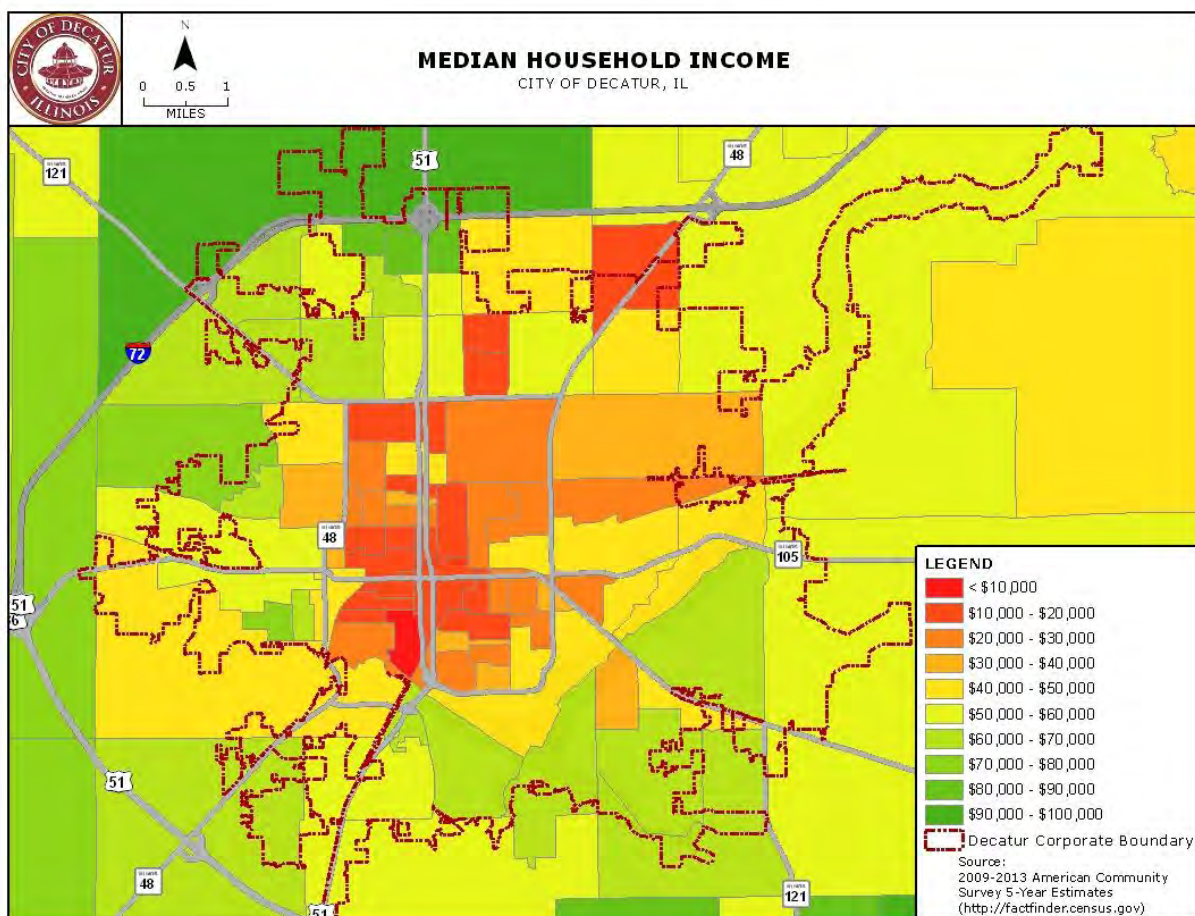
Needs Assessment

NA-05 Overview

Needs Assessment Overview

When evaluating the needs, it is necessary to keep in mind the variable, such as: housing problems, family size, household make-up, etc. As analyzing the demographic and economic data for housing, a picture of the community housing needs begins to develop. Understanding the magnitude of the housing problems in the community is crucial as the priorities are set. Some of the main issues are cost-burdened households and sub-standard housing.

Other areas of needs reviewed are public housing, homeless, non-homeless, non-housing community development (public services, neighborhood revitalization, and economic development).



NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The City of Decatur housing needs are evident based on the 2000 - 2011 Census and ACS data. During this time period the City of Decatur has seen a 7% reduction in population and an 8% reduction in households yet a 20% increase in the median income. The population and household changes may account for the issues the City has regarding deterioration of housing stock due to the lack of occupation of homes leading to the potential for lack of upkeep and maintenance. Although the median income is increasing data reflects that whites (61%) and blacks (37%) have at least one or more housing problems they are facing so the increased income is potentially being utilized for house upkeep and maintenance leaving less money for other family and living expenses. It is clear from data that the elderly homeowners and renters have a significant cost burden. Elderly homeowners are spending more than 30% of their income on housing at 0-80% of AMI levels and for elderly renters; they are spending more than 50% of their income on housing at 0-80% of AMI levels. Further, issues related to renters exist with regard to the > 50% of AMI for the small related households and the other category including - In particular, elderly renters have a significantly high cost burden in the >50%-80% of AMI. With respect to crowding, single family homeowners (62%) experience crowding in their owned dwellings as they do in their rental housing (92%). This phenomenon suggests that families are unable to afford housing with the space necessary and a cost at or below 30% of their income to them leaving them to “crowd” into a dwelling. Housing priority needs and investment plan goals by family type, income level, housing problems and cost burden are summarized below. Estimated housing needs for the next 5 years include needs in multiple areas. From consultant stakeholder input there is moderate need housing for special needs populations with disabilities as well as transitional housing. There is a high need for housing for extremely low and low income families, women and men. Public Housing will be developing Project Based Housing Choice Voucher’s in support of the provision of housing for low income individuals, persons with disabilities and veterans.

Estimated Number and Types of families with housing needs over a 5 year period: Local data collected and discussions with key stakeholders have allowed for a comprehensive understanding of the housing needs based on income level within the City of Decatur. The Decatur Housing Authority (DHA) has 672 people on its waiting list for the public housing they manage – 487 units at 94-95% occupancy rate. DHA maintains separate waiting lists for each of three high rise and garden apartment sites designated for seniors. A site based waiting list exists that allows seniors to have choice in where they live, giving them up to three times where they can turn down an apartment as they try to get the one they want. If the senior does not take the housing option at the time their name is at the top of the list, their name is put back in at the end of the list and they will have to wait until it comes up again for their next “chance”. Seniors are encouraged to only sign up for housing units they want to live in.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	81,860	76,286	-7%
Households	34,084	31,436	-8%
Median Income	\$33,111.00	\$39,697.00	20%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

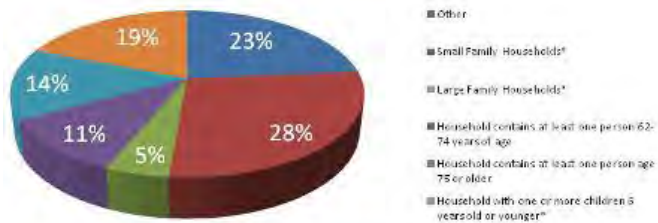
	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	4,040	4,425	6,080	3,155	13,745
Small Family Households *	1,120	1,019	1,915	1,060	6,655
Large Family Households *	200	370	234	215	810
Household contains at least one person 62-74 years of age	435	945	1,405	584	2,450
Household contains at least one person age 75 or older	560	1,014	1,180	475	1,360
Households with one or more children 6 years old or younger *	770	829	879	540	890
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

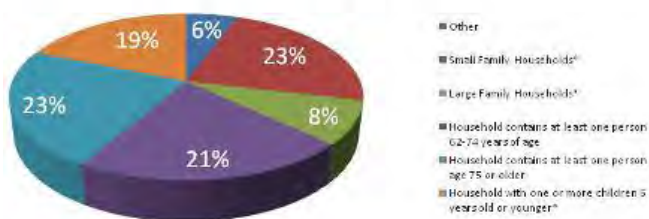
Data Source: 2007-2011 CHAS

Number of Households

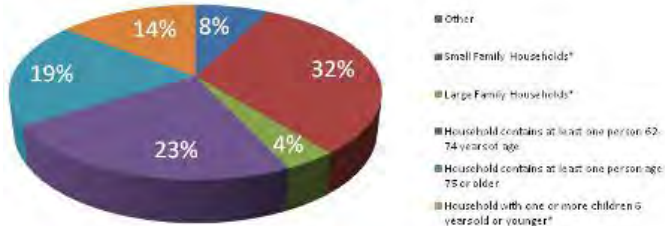
Number of Households 0-30% HAMFI



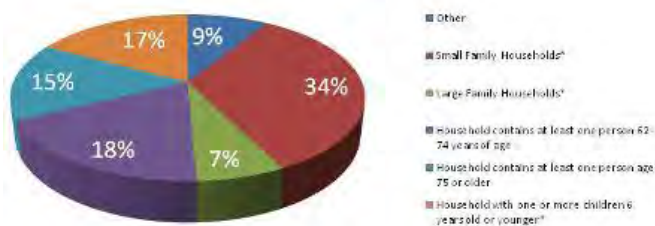
Number of Households >30-50% HAMFI



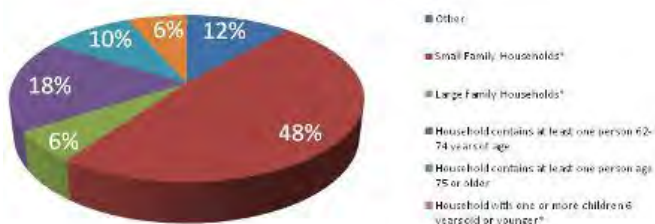
Number of Households >50-80% HAMFI



Number of Households >80-100% HAMFI



Number of Households >100% HAMFI



Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	65	115	40	10	230	75	4	0	30	109
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	60	0	0	60	0	10	0	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	30	4	70	0	104	35	4	30	40	109
Housing cost burden greater than 50% of income (and none of the above problems)	1,415	585	145	15	2,160	505	410	205	4	1,124
Housing cost burden greater than 30% of income (and none of the above problems)	495	1,140	775	90	2,500	240	495	830	215	1,780

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	455	0	0	0	455	135	0	0	0	135

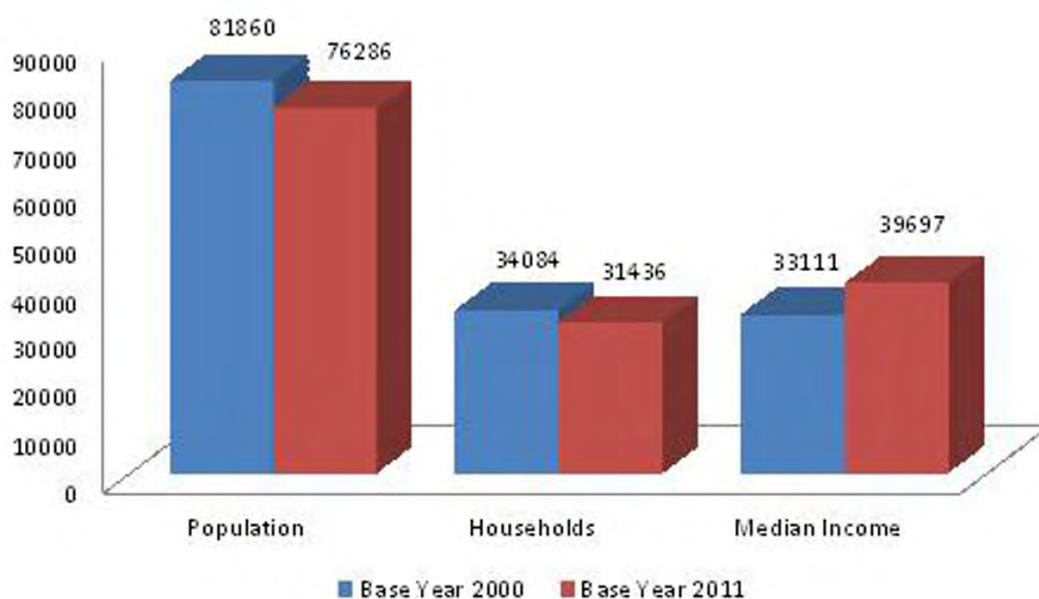
Table 7 – Housing Problems Table

Data 2007-2011 CHAS

Source:

Housing Needs-Assessment

Table 1 NA- 10 Housing Needs Assessment 24 CFR 91.205 (a,b,c): Summary of Housing Needs



2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

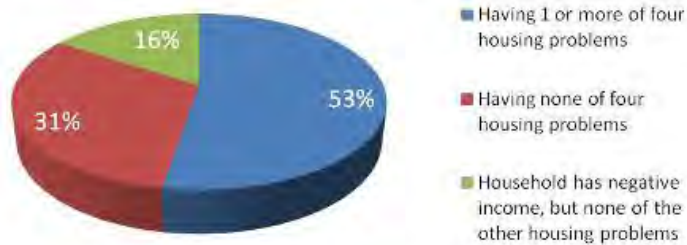
	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,515	770	260	25	2,570	620	425	235	75	1,355
Having none of four housing problems	910	1,790	2,190	1,125	6,015	410	1,445	3,395	1,925	7,175
Household has negative income, but none of the other housing problems	455	0	0	0	455	135	0	0	0	135

Table 8 – Housing Problems 2

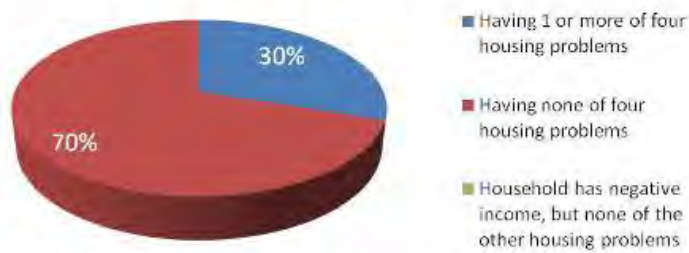
Data 2007-2011 CHAS
Source:

Renters

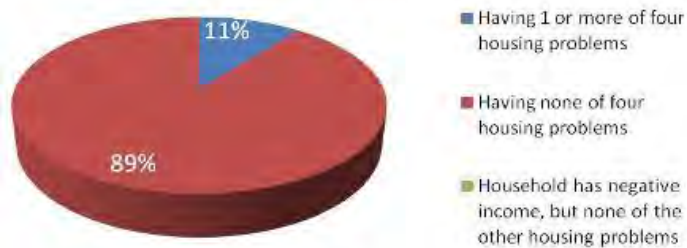
Housing Problems 2 for Renter 0-30% AMI



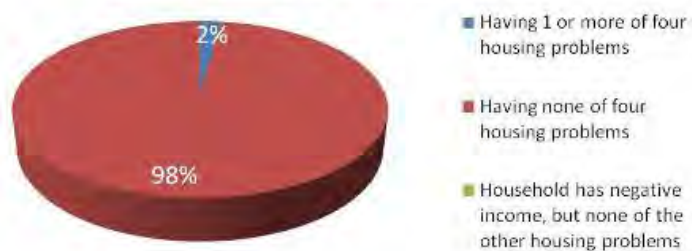
Housing Problems 2 for Renter >30-50% AMI



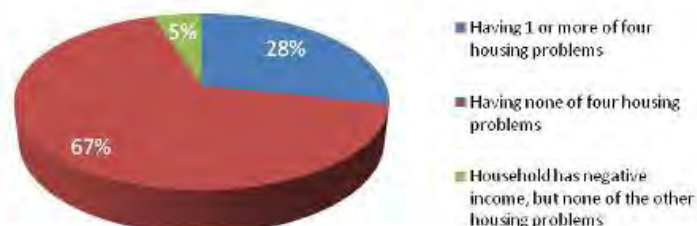
Housing Problems 2 for Renter >50-80% AMI



Housing Problems 2 for Renter >80-100% AMI

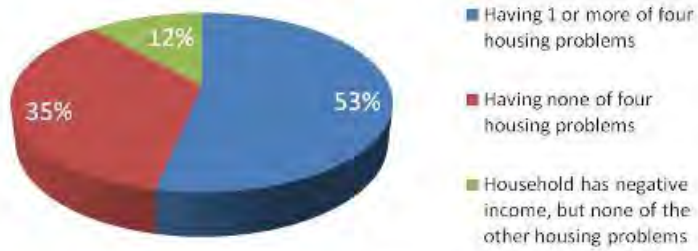


Housing Problems 2 for Renter Total

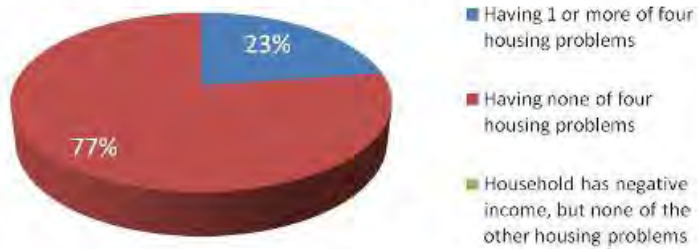


Owners

Housing Problems 2 for Owner 0-30% AMI



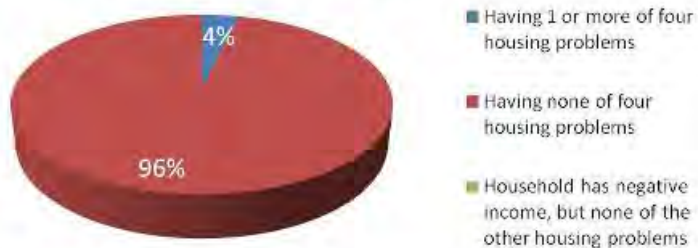
Housing Problems 2 for Owner >30-50% AMI



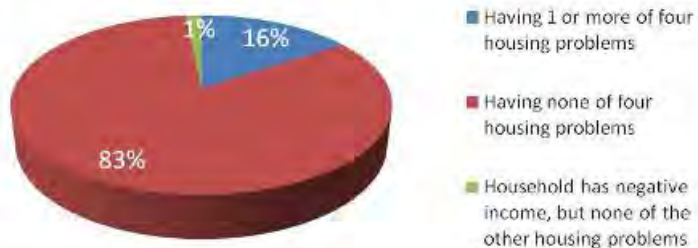
Housing Problems 2 for Owner >50-80% AMI



Housing Problems 2 for Owner >80-100% AMI



Housing Problems 2 for Owner Total



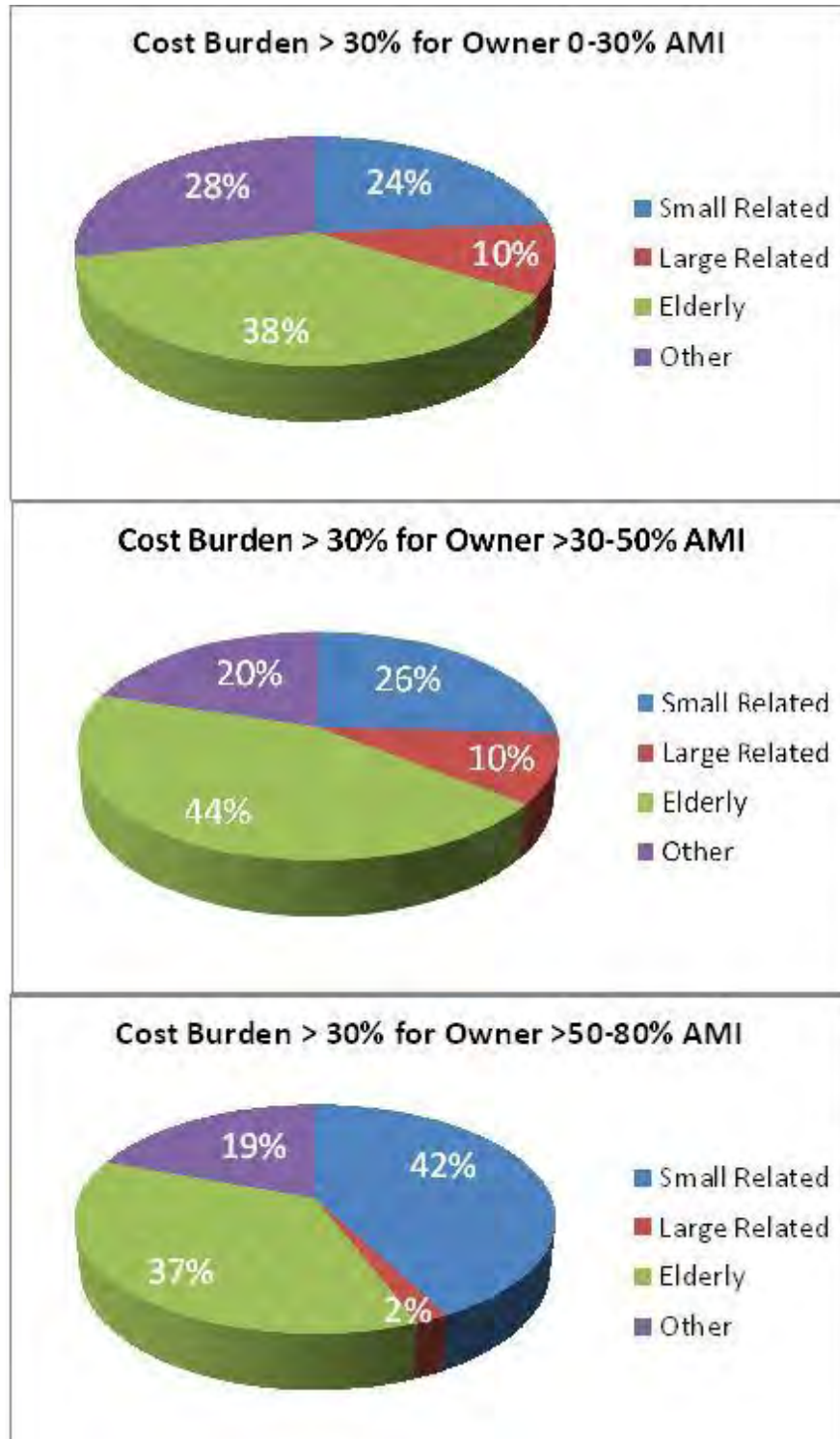
3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	710	535	360	1,605	200	235	435	870
Large Related	80	135	24	239	85	90	19	194
Elderly	345	500	305	1,150	320	403	375	1,098
Other	865	660	249	1,774	240	184	199	623
Total need by income	2,000	1,830	938	4,768	845	912	1,028	2,785

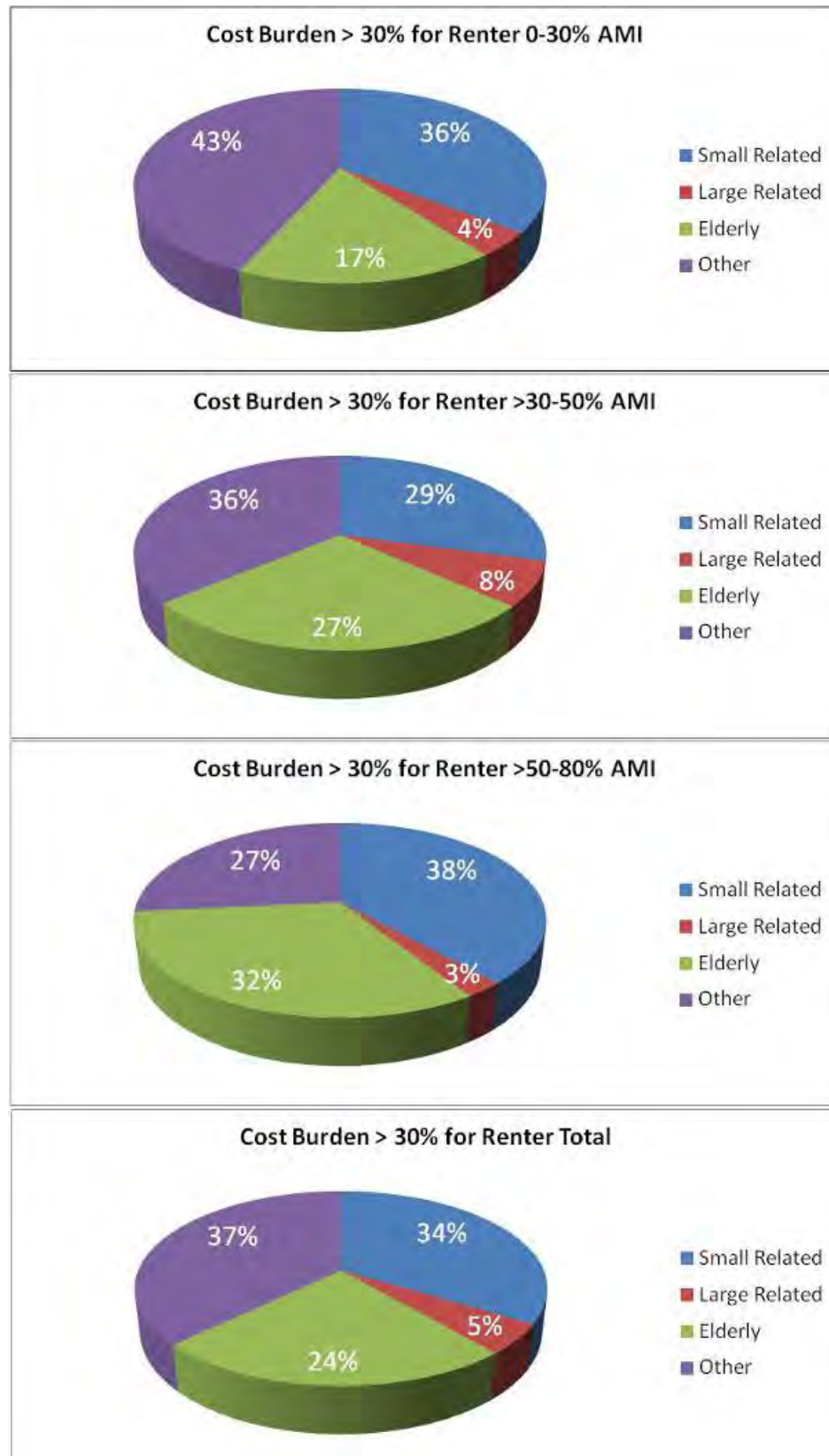
Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

Cost Burden 0-80% AMI



Renter Cost Burden



4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	555	175	25	755	175	85	85	345
Large Related	80	70	4	154	45	35	0	80
Elderly	185	235	115	535	215	200	105	520
Other	685	180	20	885	145	95	15	255
Total need by income	1,505	660	164	2,329	580	415	205	1,200

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

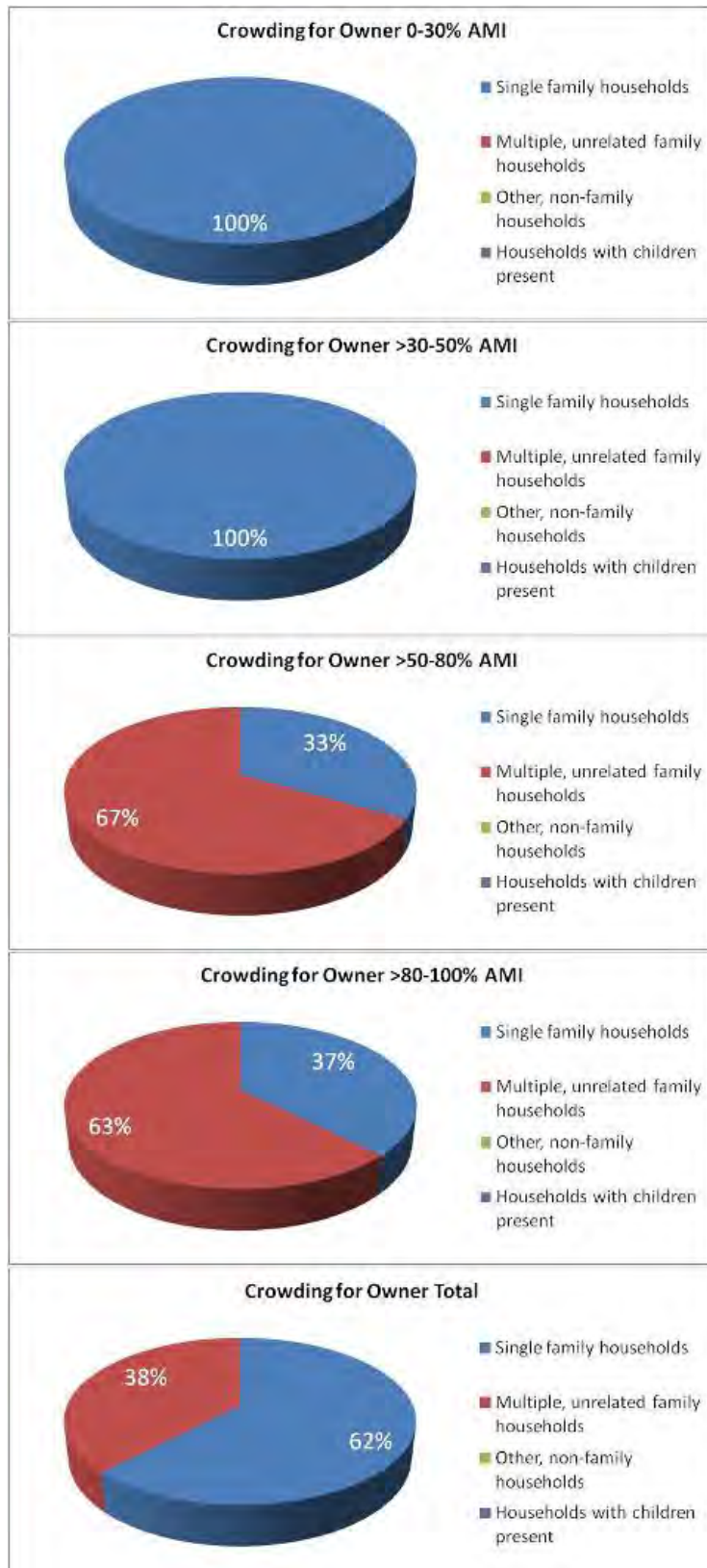
5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	30	60	70	0	160	35	14	10	15	74
Multiple, unrelated family households	0	4	10	0	14	0	0	20	25	45
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	30	64	80	0	174	35	14	30	40	119

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

Crowding



	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source

Comments:

Describe the number and type of single person households in need of housing assistance.

For renters: 160 single person households, with income less than 80% AMI, experienced crowding. Of the 160, 19% were less than or equal to 30% AMI, 37% with income greater than 30% to 50% AMI, and 44% were greater than 50% AMI to 80% AMI. No rental single family households over 80% experienced crowding where 20% of the owner single family household with the same AMI did experience crowding. 47% of the owners, with AMI 30% or less, experience crowding. Only 24 owner households, with AMI greater than 30% to 80% experience crowding compared to 130 renter households with the same AMI. 74 owners experienced crowding as compared to the 160 renter households.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Estimating the number and types of families in need of housing assistance related to individuals with disabilities as well as victims of domestic violence, dating violence, sexual assault and stalking are hard to obtain and bring clarity to. With regard to the 2015 PIT data, out of 231 homeless individuals, 24 identified as being impacted by domestic violence. In terms of the PIT data and being impacted by a disability, out of 231 individuals, 73 indicated they experienced substance abuse, 67 are impacted by mental illness, 15 are affected by a developmental disability, 31 have a physical disability, 3 have a brain injury and 15 have PTSD. Domestic violence data from July 1, 2013 – June 30, 2014 reflects 5,301 total bed nights (99 adults and 48 children) at the local Dove Domestic Violence Shelter serving a total of 540 adults and 108 children. The average shelter length of stay is 6-8 weeks. Domestic violence is the immediate cause of homelessness among families as evidenced in 2008, when 28% of families were homeless because of domestic violence with 63% of homeless women experiencing domestic violence. Issues that complicate situations for victims of domestic violence include the lack of safe and affordable housing due to long waiting lists and limited housing options, poor credit and employment histories and unwillingness of landlords to rent due to violence history. Data reflected from consultation with providers related to victims of dating violence, sexual assault or stalking indicates at least 23% of clients that fit into all of the aforementioned categories are in need of housing assistance.

What are the most common housing problems?

The most common housing problems for both renter and owner housing include cost burden with over 30% of the household income being utilized for housing. Further, total rates for overcrowding is a significant issue for single family households at a rate of 92% for overcrowding in rental housing and 62% in owner housing. Crowding for renter and owner households between 0-30% AMI is an issue at a rate of 100% for single family households. Housing problems focusing on cost burden reflect that housing cost burden is greater than 30% and 50% of income for 90% of owners and 85% of renters. In discussion with the local COC, the most common housing problem that exists for individuals is evictions due to loss of income which aligns with the above information related to renter and home owner cost burden and crowding. Individuals are moving into the homeless assistance system or appearing on the streets for the first time due to income as well as overcrowding issues leaving them no place to reside.

In discussion with the local COC, the most common housing problem that exists for individuals is evictions due to loss of income which aligns with the above information related to renter and home owner cost burden and crowding. Individuals are moving into the homeless assistance system or appearing on the streets for the first time due to income as well as overcrowding issues leaving them no place to reside.

Are any populations/household types more affected than others by these problems?

Discussions with the local COC revealed that in particular, single parent families with female a head of household emerge as a group that is more affected by these common housing problems. With respect to cost burden for both owner households/population types, data reflect the elderly having a disproportionate amount of burden at 40% compared to 31% of small related households (owner). For renter household and population types, the burden is at a rate of 24% for the elderly and 34% for small related households. Whites are impacted with one or more of four housing problems at a rate of 61% (compared to 37% of African Americans). Further 59% of African Americans have no housing problems and have no (or negative) income compared to 41% of Whites. With regard to disproportionate greater need housing cost burdens, 65% Whites and 33% African Americans have a cost burden of >50% with 58% of African Americans and 43% of Whites having no (or negative) income.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Although the median income is increasing data reflects that whites (61%) and blacks (37%) have at least one or more housing problems they are facing so the increased income is potentially being utilized for house upkeep and maintenance leaving less money for other family and living expenses. It is clear from data that the elderly homeowners and renters have a significant cost burden. Elderly homeowners are

spending more than 30% of their income on housing at 0-80% of AMI levels and for elderly renters; they are spending more than 50% of their income on housing at 0-80% of AMI levels. Further, issues related to renters exist with regard to the > 50% of AMI for the small related households and the other category including - In particular, elderly renters have a significantly high cost burden in the >50%-80% of AMI. With respect to crowding, single family homeowners (62%) experience crowding in their owned dwellings as they do in their rental housing (92%). This phenomenon suggests that families are unable to afford housing with the space necessary and a cost at or below 30% of their income to them leaving them to “crowd” into a dwelling. Housing priority needs and investment plan goals by family type, income level, housing problems and cost burden are summarized below. Estimated housing needs for the next 5 years include needs in multiple areas. From consultant stakeholder input there is moderate need housing for special needs populations with disabilities as well as transitional housing. There is a high need for housing for extremely low and low income families, women and men. At this time, there is no rapid re-housing program in the community. The program is currently in the development stages and will be reflected in annual plans and the next 5 year plan.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Not applicable.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

In discussion with the local COC, particular housing characteristics such as households with adults who have less than a high school diploma or a GED as well as little to no employment skills indicate a direct link with instability and an increased risk of homelessness. The lack of education and employment experience and skills has a direct correlation to severe cost burden issues, overcrowding and substandard conditions due to individuals’ inability to obtain appropriate employment leading to stable income generation.

Discussion

It is evident from data that there is a significant issue with income and cost burden in Decatur, Illinois. The decreasing population and households make it difficult to project the needs of affordable housing over the next 5 years. Although the median income has increased by almost 20%, this increase has not impacted enough extremely low, very low and low income individuals to move beyond the issues of cost burden, overcrowding and housing problems. Data reflects that low (extremely and very low) income elderly, African Americans and Whites are impacted at disproportionate levels than other groups. Education and lack of employment experience are significant contributing factors to these issues.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A "disproportionate greater number of housing problems is defined as when a member of a racial or ethnic group at an income level experiences housing problems at a greater rate (10% or more) than the income level as a whole". According to the 2010 U.S. Census, the City of Decatur's population is 76,114 with 71.6% White, 23.3% Black/African American, .9% Asian, .2% American Indian and Alaska Native alone and 2.2% Hispanic or Latino. The population of White's and Black/African Americans account for the most significant proportion of the population and have the most need related to a disproportionate greater need housing problem. The data identified below in the 0%-30% of AMI chart reflects that a disproportionate greater housing problem exists for Black/African Americans at 36% having one or more of four housing problems as compared to the jurisdiction as a whole.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,600	964	500
White	2,200	599	205
Black / African American	1,330	335	295
Asian	0	0	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	15	40	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

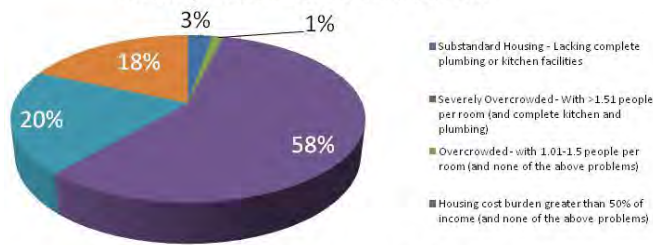
Data Source: 2007-2011 CHAS

*The four housing problems are:

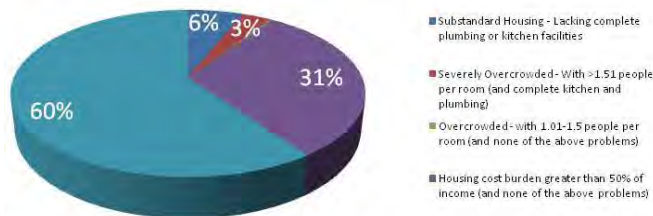
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Housing Problems for Renters

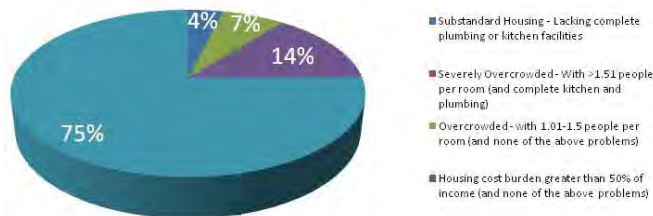
Housing Problems for Renter 0-30% AMI



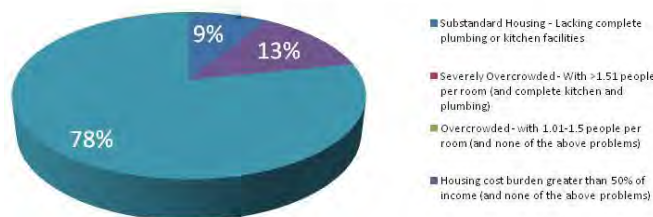
Housing Problems for Renter >30-50% AMI



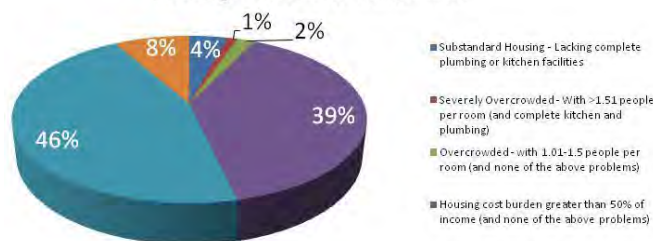
Housing Problems for Renter >50-80% AMI



Housing Problems for Renter >80-100% AMI

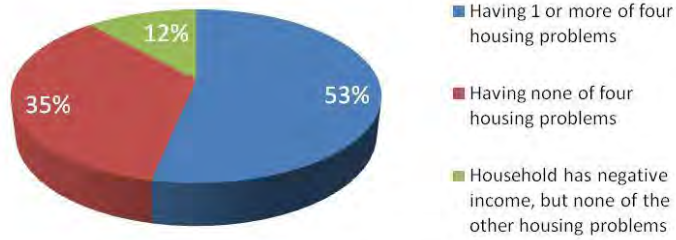


Housing Problems for Renter Total

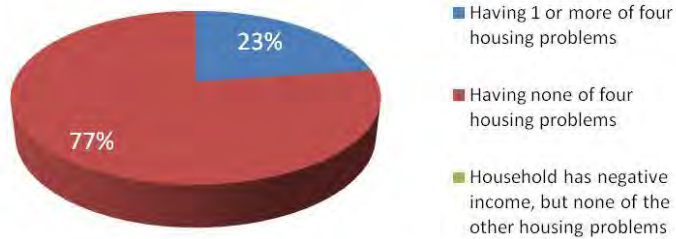


Housing Problems for Owners

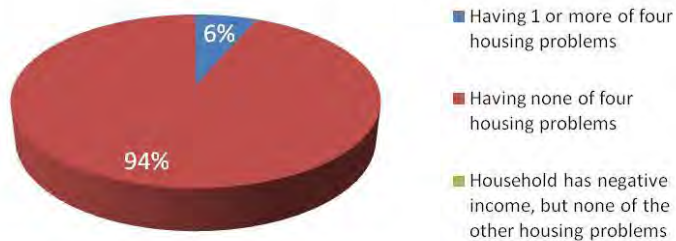
Housing Problems 2 for Owner 0-30% AMI



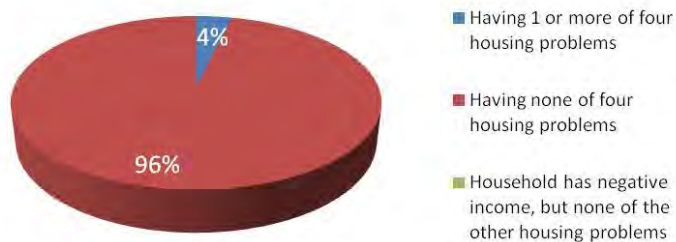
Housing Problems 2 for Owner >30-50% AMI



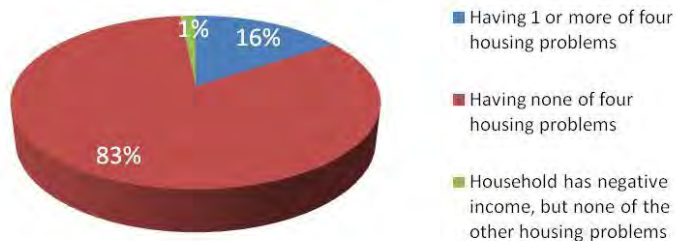
Housing Problems 2 for Owner >50-80% AMI



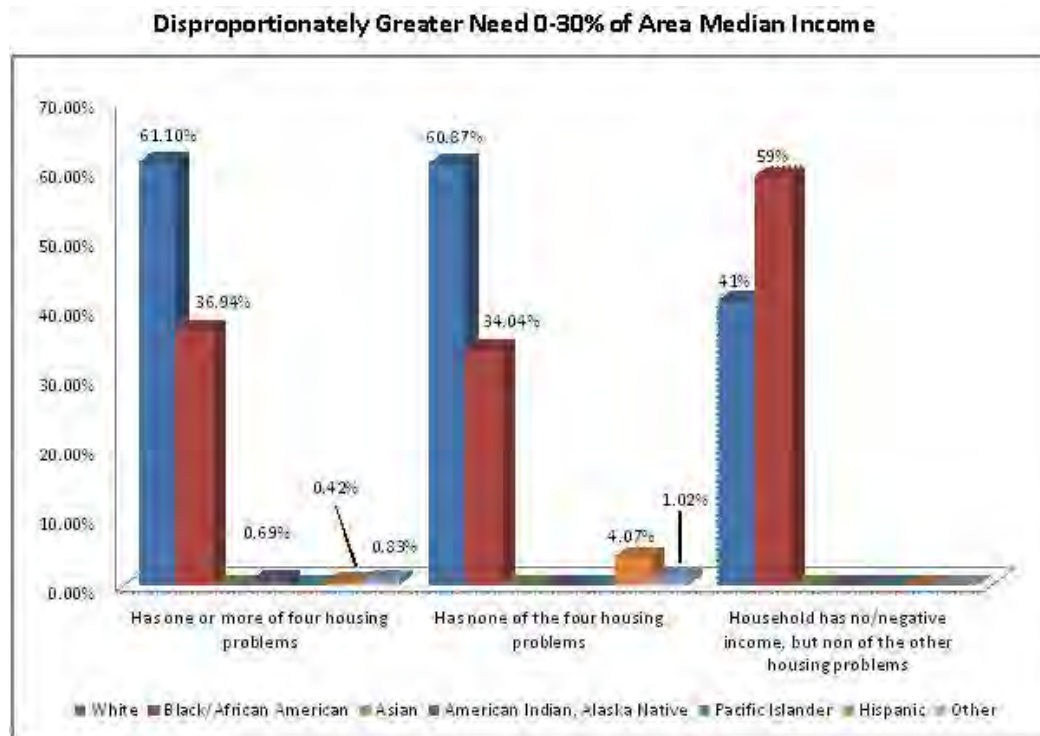
Housing Problems 2 for Owner >80-100% AMI



Housing Problems 2 for Owner Total



Greater Disproportionate Need 0-30



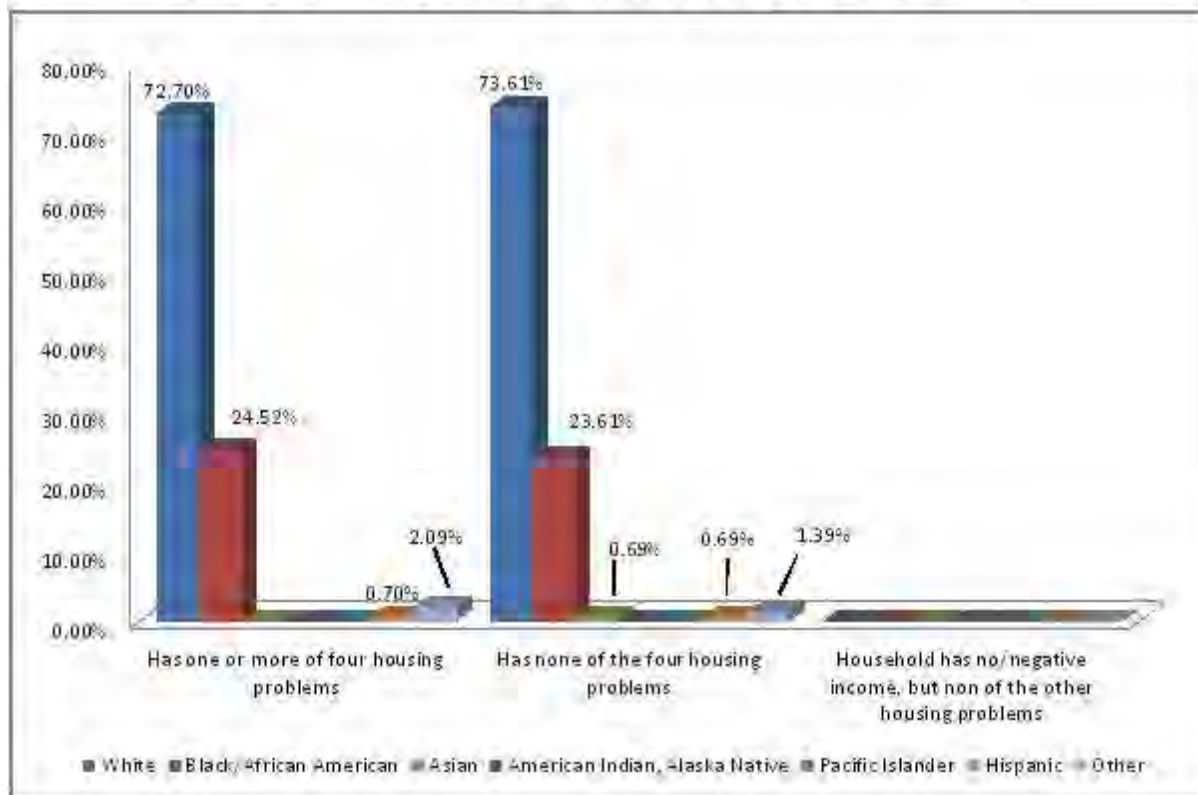
- Under "Has one or more of four housing problems" 0 Pacific Islander and Asian respondents were recorded. American Indian, Alaska Native, Hispanic, and "Other" had 30 or less recorded in each of their categories.
- Under "Has none of the four housing problems" 0 Pacific Islanders, Asians, and American Indian, Alaska Native respondents were recorded. 10 "Other" respondents were recorded. 40 Hispanic respondents were recorded.
- Under "Household has no/negative income, but none of the other housing problems" 0 Asian, American Indian, Alaska Native, Pacific Islander, Hispanic, or "Other" respondents were recorded.

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Greater Need 30-50

Disproportionately Greater Need 30-50% of Area Median Income



- Under "Has one or more of four housing problems" 0 Pacific Islanders, Asians, and American Indian, Alaska Native respondents were recorded. 60 "Other" respondents were recorded. Only 10 Hispanic respondents were recorded.
- Under "Has none of the four housing problems" 0 Pacific Islander and American Indian, Alaska Native respondents were recorded. Asian, Hispanic, and "Other" had 30 or less respondents recorded in each of their categories.
- Under "Household has no/negative income, but none of the other housing problems" 0 White, Black/African American, Asian, American Indian, Alaska Native, Pacific Islander, Hispanic, or "Other" respondents were recorded.

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%.

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,875	2,160	0
White	2,090	1,590	0
Black / African American	705	510	0
Asian	0	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	20	15	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,625	4,565	0
White	1,210	3,710	0
Black / African American	370	760	0
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	20	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	385	3,195	0
White	315	2,535	0
Black / African American	55	430	0
Asian	0	85	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	0	100	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

The racial grouping with a disproportionate greater housing problem is both White and Black/African American with a 0%-30% AMI. The other racial groupings and income levels do not indicate a disproportionate greater housing problem. There are additional compounding factors correlated with the housing problem and low to no/negative income including medical costs, transportation and child care to name a few. Increased rental assistance and household income as well as housing rehabilitation would result in a positive impact in the reduction of housing problems.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A "disproportionate greater number of housing problems is defined as when a member of a racial or ethnic group at an income level experiences housing problems at a greater rate (10% or more) than the income level as a whole". According to the 2010 U.S. Census, the City of Decatur's population is 76,114 with 71.6% White, 23.3% Black/African American, .9% Asian, .2% American Indian and Alaska Native alone and 2.2% Hispanic or Latino. The population of White's and Black/African Americans account for the most significant proportion of the population and have the most need related to a disproportionate greater need exists for severe housing problems. The data identified below in the 0%-30% of AMI chart reflects that a disproportionate greater severe housing problem exists for Black/African Americans at 37% having one or more of four housing problems as compared to the jurisdiction as a whole.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,600	1,965	500
White	1,585	1,215	205
Black / African American	960	710	295
Asian	0	0	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	15	40	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,055	3,980	0
White	695	2,980	0
Black / African American	295	925	0
Asian	0	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	10	25	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	370	5,815	0
White	335	4,585	0
Black / African American	40	1,095	0
Asian	0	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	20	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	65	3,515	0
White	65	2,785	0
Black / African American	0	485	0
Asian	0	85	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	0	100	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

The racial grouping with a disproportionate greater housing problem is both White and Black/African American with a 0%-30% AMI. The other racial groupings and income levels do not indicate a disproportionate greater housing problem. There are additional compounding factors correlated with the housing problem and low to no/negative income including medical costs, transportation and child care to name a few. Severe housing problems pose a significant risk of homelessness. Increased rental assistance and household income as well as housing rehabilitation would result in a positive impact in the reduction of housing problems.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

A "disproportionate greater number of housing problems is defined as when a member of a racial or ethnic group at an income level experiences housing problems at a greater rate (10% or more) than the income level as a whole". According to the 2010 U.S. Census, the City of Decatur's population is 76,114 with 71.6% White, 23.3% Black/African American, .9% Asian, .2% American Indian and Alaska Native alone and 2.2% Hispanic or Latino. The population of White's and Black/African Americans account for the most significant proportion of the population and have the most need related to a disproportionate greater need exists for severe housing problems. The data identified below in the 0%-30% of AMI chart reflects that a disproportionate greater need exists for Whites , where 79% with incomes of less than 30% AMI have a housing cost burden when compared to the jurisdiction as a whole. Black/African Americans with a greater than 50% AMI have a disproportionate greater need housing cost burden at a rate of 32% and 58% with no /negative income when compared to this category for the jurisdiction as a whole. There is no housing cost burden in the ethnic category.

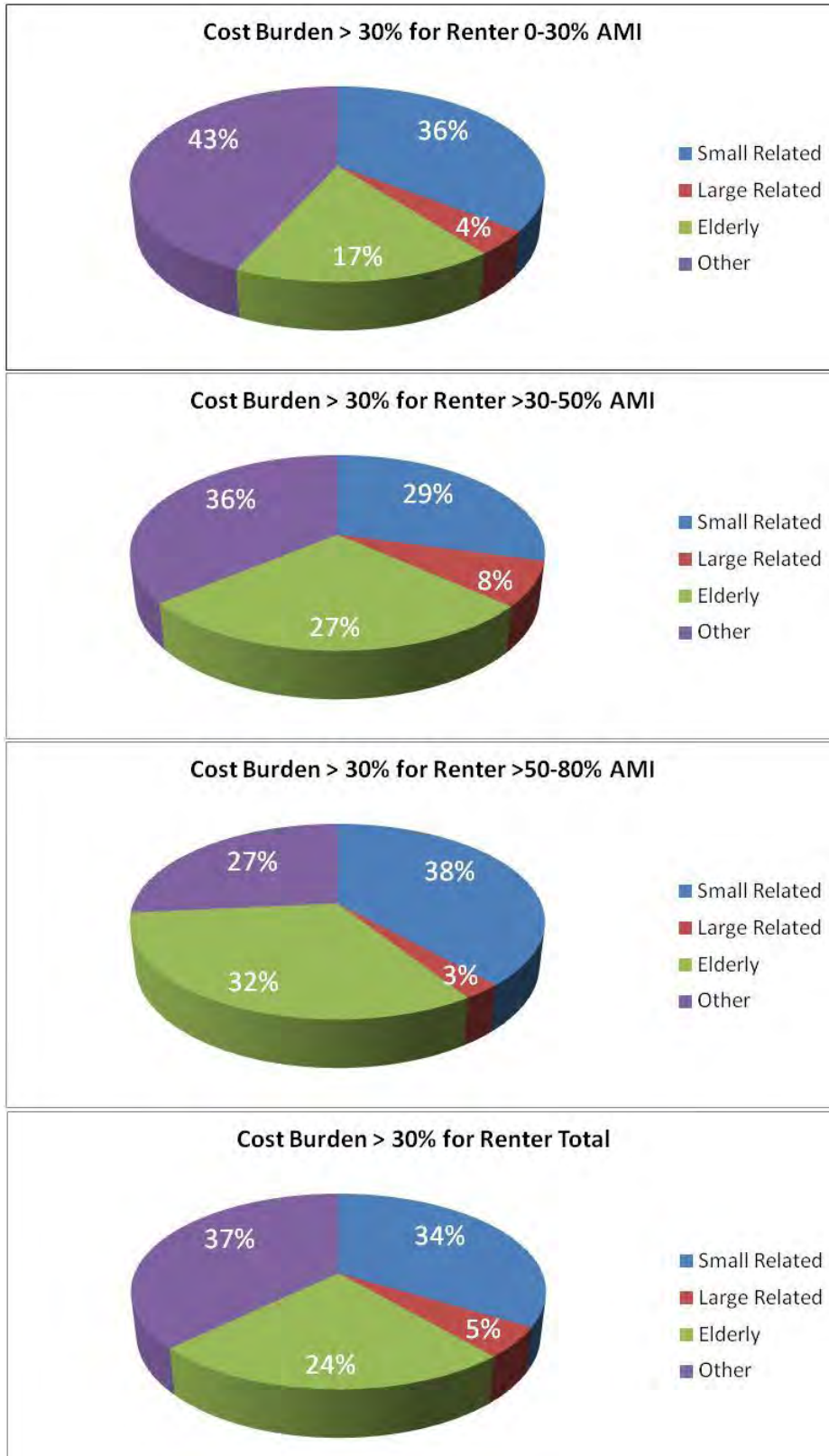
Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	24,139	4,775	3,800	510
White	19,975	3,470	2,470	215
Black / African American	3,320	1,225	1,230	295
Asian	250	10	0	0
American Indian, Alaska Native	20	0	25	0
Pacific Islander	0	0	0	0
Hispanic	385	10	25	0

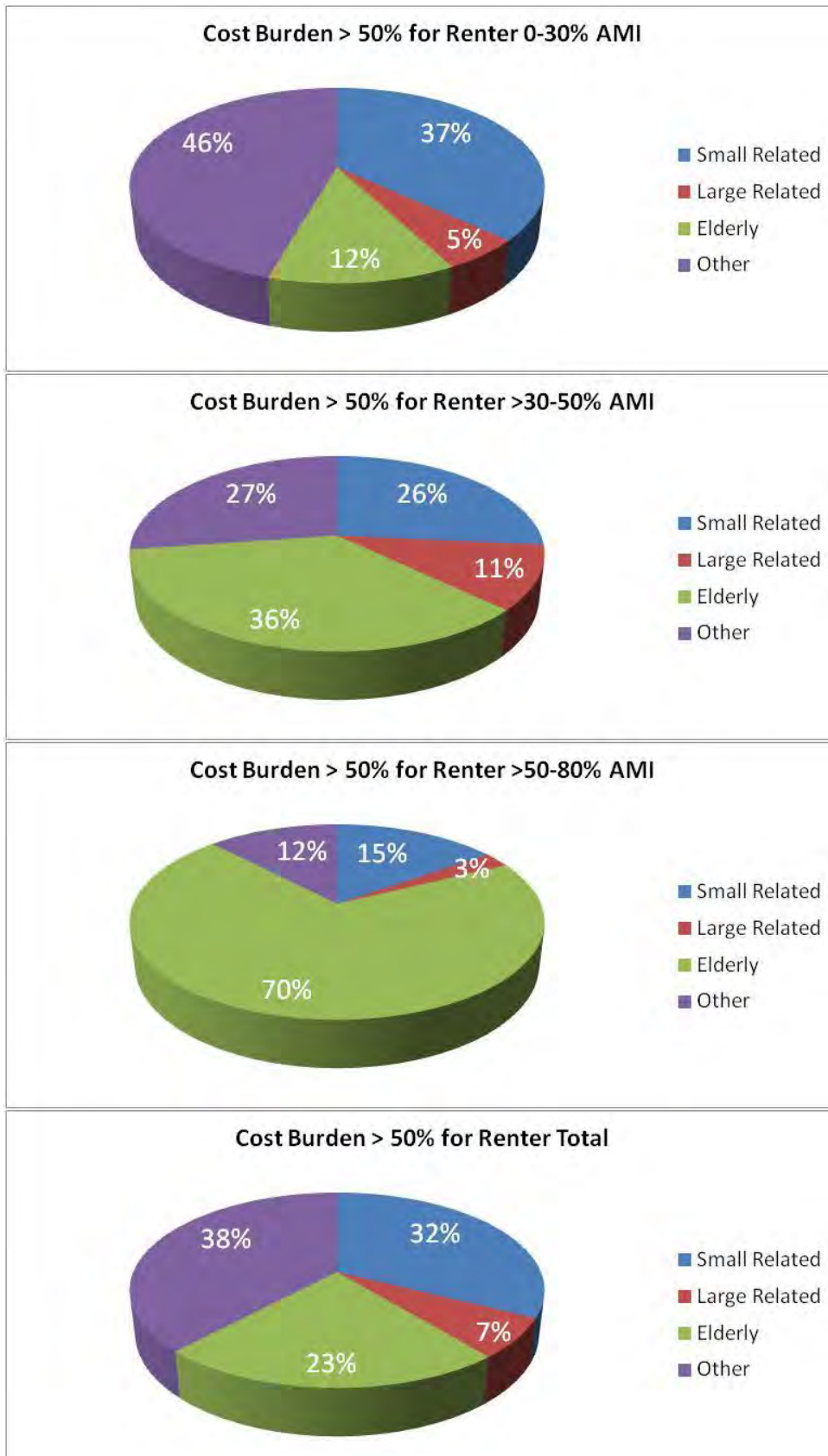
Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

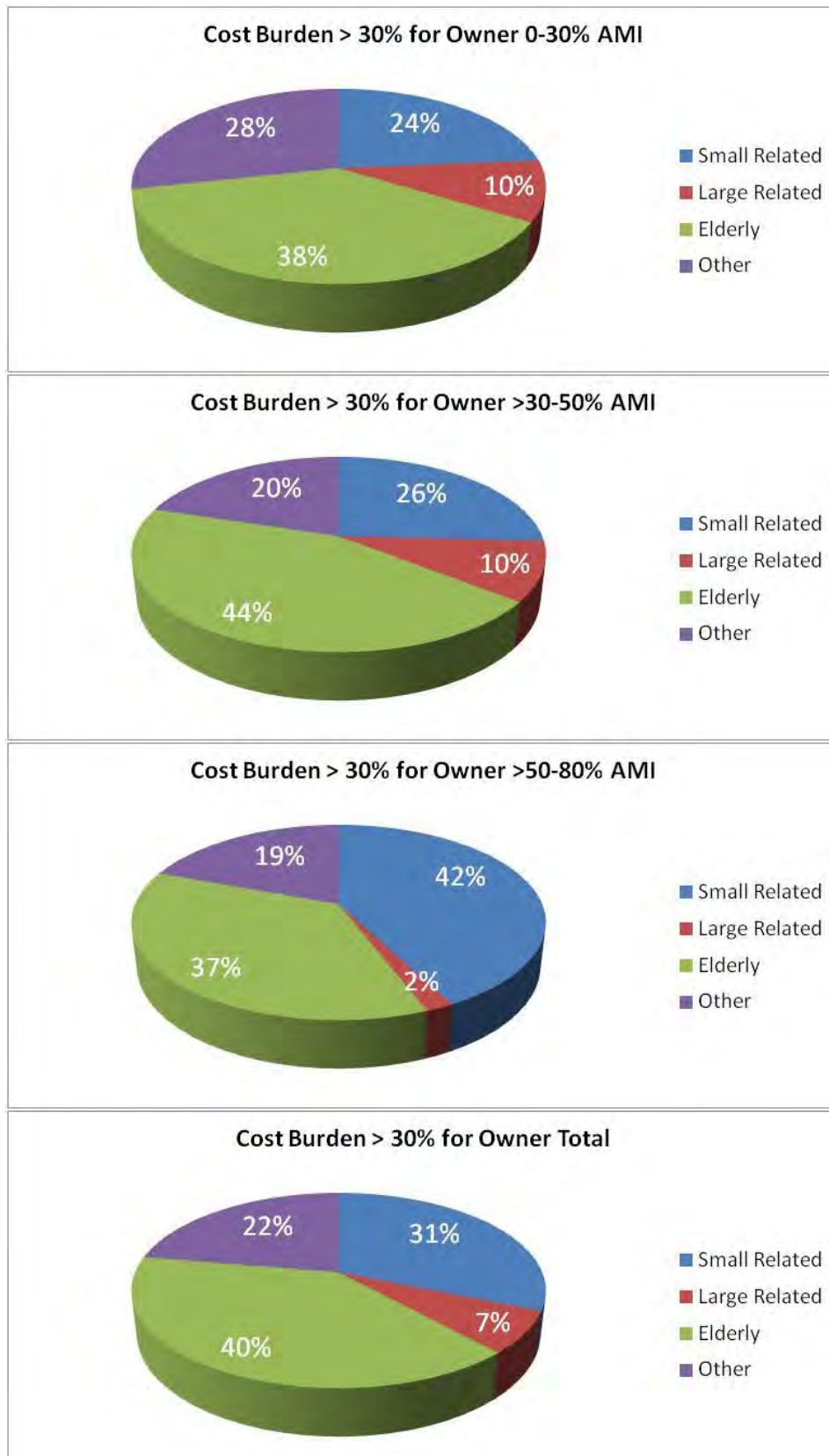
Cost Burden for Renter 30%



Cost Burden for Renter 50%

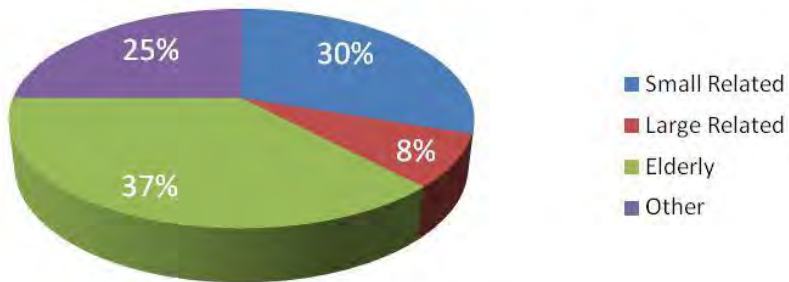


Cost Burden for Owner 30%

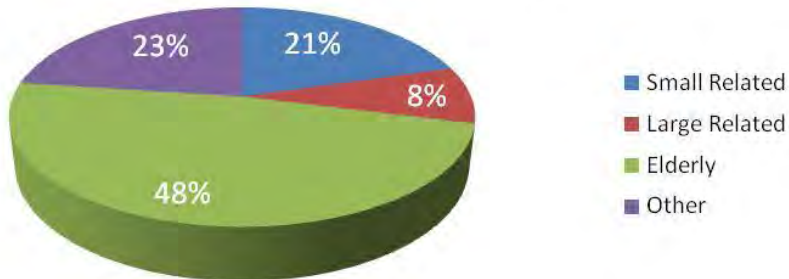


Cost Burden for Owner 50%

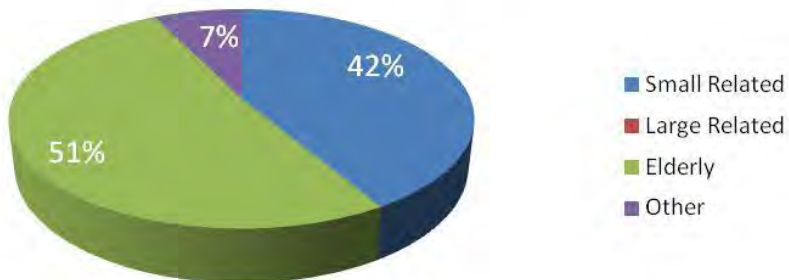
Cost Burden > 50% for Owner 0-30% AMI



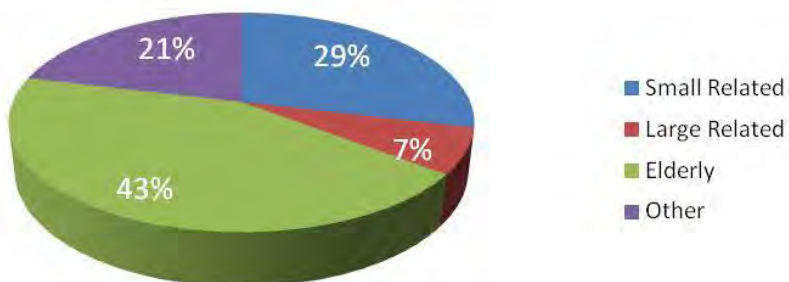
Cost Burden > 50% for Owner >30-50% AMI



Cost Burden > 50% for Owner >50-80% AMI

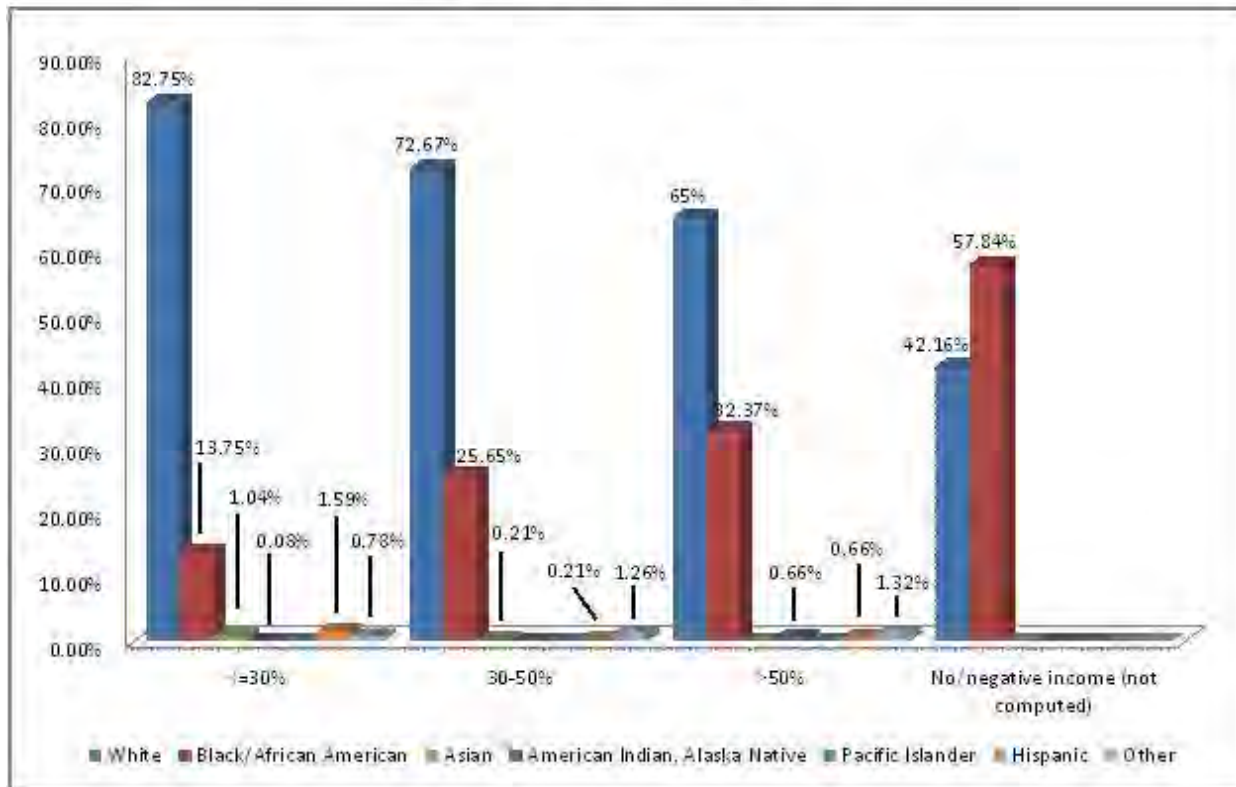


Cost Burden > 50% for Owner Total



Greater Need

NA-25 Disp. Greater Need Housing Cost Burdens



- Under “≤30%” 0 Pacific Islander respondents were recorded. 20 American Indian, Alaska Native respondents were recorded. Less than 385 Asian, Hispanic, and “Other” respondents were recorded in each of their categories.
- Under “30-50%” 0 Pacific Islander and American Indian, Alaska Native respondents were recorded. 10 Asian and Hispanic respondents were recorded in each of their categories. 60 “Other” respondents were recorded.
- Under “>50%” 0 Asian and Pacific Islander respondents were recorded. 25 American Indian, Alaska Native and Hispanic respondents were recorded in each of their categories. 50 “Other” respondents were recorded.
- Under “No/negative income (not computed)” 0 Asian, American Indian, Alaska Native, Pacific Islander, Hispanic, or “Other” respondents were recorded.

Discussion:

The racial groups with a disproportionate greater need housing cost burden are Black/African American with a greater than 50% AMI and those with no/negative income, and White with an income less than 30% AMI. The housing cost burden problem and low to no/negative income causal factors include low incomes from lack of access to jobs due to limited education and training. Decatur has a very affordable housing market compared to other similar size cities in the area. There are no housing cost burdens in the other income levels.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

White households with an income of less than 30% AMI have shown a disproportionately greater need (61%) with having one or more of four housing problems, a household with no/negative income but none of the other housing problems (41%). White households with an income of less than 30% AMI also have shown a disproportionately greater need (37%) with having one or more of four housing problems, a household with no/negative income but none of the other housing problems (59%) There is no ethnic group with a disproportionate greater need.

If they have needs not identified above, what are those needs?

Needs not identified above include education including literacy as well as obtaining a high school diploma or GED and job skills training all to improve employment access and income levels allowing to narrow the cap for homeowner and renter cost burden. Further needs include renter and homebuyer education and assistance, rehabilitation assistance, and demolition.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The identified racial and ethnic groups are located in the inner City of Decatur in targeted areas as identified within this plan.

NA-35 Public Housing – 91.205(b)

Introduction

The City Housing Authority's (DHA) needs are identified in its 5 Year PHA Plan for fiscal years 2015-2019 with a comprehensive overview of those needs with regard to numbers of persons, units and vouchers. DHA works actively with the City to ensure needs of public housing residents and those in need of future housing are met.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	605	989	106	883	0	0	0

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	9,672	10,277	8,451	10,496	0	0
Average length of stay	0	0	4	3	1	3	0	0
Average Household size	0	0	2	2	2	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	114	58	17	41	0	0
# of Disabled Families	0	0	203	185	24	161	0	0
# of Families requesting accessibility features	0	0	605	989	106	883	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	190	233	40	193	0	0	0
Black/African American	0	0	409	751	64	687	0	0	0
Asian	0	0	0	2	0	2	0	0	0
American Indian/Alaska Native	0	0	3	3	2	1	0	0	0
Pacific Islander	0	0	3	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	12	8	0	8	0	0	0
Not Hispanic	0	0	593	981	106	875	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Public Housing maintains waiting lists for potential tenants and reviews those lists for accessible unit needs of applicants. The PHA works with waiting list individuals actively to ensure that their needs are met. Needs include physical accessibility and visitability.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The City of Decatur's Housing Authority's (DHA) needs are identified in its 5 Year PHA Plan for fiscal years 2015-2019. The public housing developments are Wabash Crossing I, II and III (family), Lexington (elderly), Concord (elderly), Hartford (elderly), Garden Apts.(family), Townhouses (family), Scattered Sites (family), and Macon Street (disabled). There are a total of 681 public housing units and 1123 housing choice voucher units. **Public Housing Needs:** Waiting list total: 401 – annual turnover is 20% - waiting list is not closed. The PHA permits specific categories of families, including elderly/disabled and 5 BR, onto the waiting list, even if generally closed. *By Income Level:* extremely low income $\leq 30\%$ of AMI: 365 families – 91% of total families, very low income $>30\%$ but $\leq 50\%$ of AMI: 33 families – 8% of total families, low income $>50\%$ but $<80\%$ of AMI: 0 families – 0% of total families, families with children: 111 families – 27.6% of total families, elderly: 18 families – 4.4% of total families, families with disabilities: 266 families – 66% of total families, African American/Non-Hispanic: 262 families – 65% of total families, White/Non-Hispanic: 122 families – 30% of total families. *By Bedroom Size:* 1BR – 304 families- 75.8% of total families, 2BR – 17 families – 4% of total families, 3BR – 45 families – 11% of total families, 4BR – 23 families – 5.7% of total families, 5BR – 12 families – 2.9% of total families. **Section 8 Housing Needs:** Waiting list total: 125 – waiting list is closed and has been closed for 12 months. It is unknown if the PHA will reopen the waiting list in this plan year. The PHA does not permit specific categories of families onto the waiting list, even if generally closed. *By Income Level:* extremely low income $\leq 30\%$ of AMI: 105 families – 84% of total families, very low income $>30\%$ but $\leq 50\%$ of AMI: 16 families – 12.8% of total families, low income $>50\%$ but $<80\%$ of AMI: 3 families – 2.4% of total families, families with children: 75 families – 60% of total families, elderly: 5 families – 4% of total families, families with disabilities: 27 families – 21% of total families, African American/Non-Hispanic: 104 families – 83% of total families, White/Non-Hispanic: 17 families – 13.6% of total families.

The DHA's 5 Year Plan beginning 2015 identifies multiple needs to address for public housing including vacant units, asbestos and lead issues. In its PHA 5-Year Plan for 2015-19, DHA states its mission as “To provide and maintain quality affordable housing with access to community resources for low to moderate income families and individuals.” DHA’s specific goals and explanations of those goals are as follows: Increase the availability of decent, safe, and affordable housing, improve the quality of assisted housing, Increase assisted housing choices and Ensure Equal Opportunity in Housing for all Americans. The City of Decatur will help address the needs of public housing and its residents and work with the DHA to meet the goals and objectives outlined above in the following ways: *Support the DHA’s objectives to build or acquire additional housing units and vouchers. Assist DHA residents in attaining*

homeownership. Continue to support and work with programs that encourage resident self-sufficiency, management and employment opportunities.

How do these needs compare to the housing needs of the population at large

The needs of those that are in comparable categories are reflective of the housing needs of the population at large. Issues related to cost-burden, crowding and housing problems span across extremely low, very low and low income level individuals and families.

Discussion

The City of Decatur is fully supportive of the Decatur Housing Authority's Five Year Plan. The City has worked closely with DHA over the years with regard to vacancies, rehabilitation and redevelopment initiatives. The City expects to continue this positive working relationship with DHA to meet the needs of extremely low, very low and low income individuals in our community.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The data included in the Homeless Needs Assessment (below) was provided to the City by the Macon County Continuum of Care. The sources of the data for the number experiencing homelessness were gathered from the January 22, 2015 Point-in-Time Count in Macon County. The other data columns were from the Continuum's HMIS Annual Performance Report (APR) for all client entered data by all participating agencies for years 2013, 2014, and 2015. City staff calculated the average of all three years to provide the estimated number.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	20	89	699	19	439	284
Persons in Households with Only Children	1	6	3	4	4	123
Persons in Households with Only Adults	18	83	349	323	280	303
Chronically Homeless Individuals	12	44	91	62	19	311
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	8	10	4	4	62
Unaccompanied Child	15	3	22	6	6	62
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: PIT Study 2015

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

See data above. The City of Decatur has no rural homeless population.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	63	17
Black or African American	38	11
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	1	0
Not Hispanic	103	35

Data Source

Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

According to HMIS data, the City of Decatur has a 20 unsheltered families needing housing assistance. This is a drop from 2014 of 30 families so much progress is made with a reduction of 40%. From the 2015 PIT Survey, there were 20 families that were identified as unsheltered. Further, there are a low number of veteran's households that need housing with only 8 homeless veterans were identified by the 2015 PIT survey and they were all in emergency shelters at the time of the survey.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The shelter data of race and ethnicity is reflective of Decatur's general population with the majority of homelessness among non-Hispanic, White and Black/African American persons.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The City of Decatur has what seems to be an appropriate amount of shelters in the community to house individuals based on the 2015 PIT Survey bed count. In terms of bed capacity, of the 7 emergency shelters available, only 2 shelters were above bed capacity with one having 105% and another at 150% capacity. For the other emergency shelters, the capacity percentages included 0%, 14%, 40%, 50% and 58%. Within the City of Decatur, there are 8 transitional shelters, and bed count data from the 2015 PIT survey indicated that none of the transitional shelters were at bed capacity and percentages of capacity included: 53%, 43%, 16%, 0%, 96%, 38%, 20% and 90%. The transitional housing beds that were in the 90% capacity rate included a local domestic violence shelter (96%) and a transitional housing program through the local community mental health center at 90%. Gaining an understanding of why

unsheltered individuals are not utilizing the beds within these programs is essential as we continue to address homelessness in our community.

Discussion:

Chronic homelessness is a significant problem in Macon County. Out of 231 homeless individuals, 62 are chronically homeless which is about 2 and half times the national average. A rate of 27% for chronic homelessness is not acceptable and the City of Decatur will be working actively with the Continuum of Care to address this problem and reduce these numbers by 2016. Discussion and strategic planning is essential as gaining a comprehensive understanding of why unsheltered individuals are not utilizing the beds within these programs is essential as we continue to address homelessness in our community.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The City of Decatur has many programs that assist the needs of both the homeless and non-homeless with special needs populations. The non-homeless special needs population in the City of Decatur includes persons with developmental disabilities, mental illness, substance abuse, physical disabilities as well as mixed populations including young adults, persons with HIV/AIDS, public housing residents, and formerly incarcerated persons. Multiple programs within the community work to collaborate and assist these special populations yet need remains with regard to capacity and funding to ensure assistance of all of individuals in need.

Describe the characteristics of special needs populations in your community:

In the City of Decatur, the non-homeless special needs population in the City of Decatur includes persons with developmental disabilities, mental illness, substance abuse, physical disabilities as well as mixed populations including young adults, persons with HIV/AIDS, public housing residents, and formerly incarcerated persons.

What are the housing and supportive service needs of these populations and how are these needs determined?

Housing and supportive services are necessary for special needs populations in order to maximize individual's quality of life and to move them on to self-sufficiency. The supportive service needs include an array of areas including the expansion of mental health and substance abuse services with regard to funding for increased specialized services and housing as well as services for formerly incarcerated persons to assist in education, job training and the obtaining of employment and adequate and appropriate housing despite their criminal backgrounds. Further, supportive services are necessary at varied intensity levels depending on the immediate and long term needs of the individuals based on appropriate assessment information. Suggested supportive services can include and are not limited to areas of employment (training, application and retention), housing (affordable, assistance programs, and reasonable accommodation and modification for accessibility), transportation, health care needs (costs, medication, access), as well as education to address literacy issues for optimal success in life. Access to affordable and effective legal representation is a service that is in great demand. To determine the needs of housing and supportive services for special needs populations within the City of Decatur, consultation with local service providers as well as data CHAS data are utilized.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the Illinois Department of Public Health and HIV/AIDS Surveillance Unit Reports as of 1/31/13, there are a total of 72 individuals living with HIV (non AIDS) and a total of 69 individuals living with AIDS in Macon County, Illinois.

HIV/AIDS is a chronic disease that impacts individuals and families psychologically as well as financially. Challenges with living expenses related to food, shelter and healthcare are ongoing for these individuals.

Discussion:

The City of Decatur has as strong commitment to ensure that all non-homeless special needs populations are provided thorough attention in order to created priority needs based on individuals identified and resources available to meet those needs. Funding issues continue to be problematic due to limited resources and the City of Decatur will continue the collaboration with community service providers, local officials and advocates that is already in place to appropriately identify the needs of special needs populations.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City of Decatur's public facilities needs include improvement to buildings, parks, neighborhood facilities, other public facilities and overall neighborhood improvements with funding through the Coalition of Neighborhood Organizations (CONO). The utilization of CDBG funds for such facilities is an option when used for eligible populations or neighborhoods.

How were these needs determined?

The public facility needs identified above were determined through ongoing input from residents and community organizations.

Describe the jurisdiction's need for Public Improvements:

The City of Decatur's public improvement needs include right-of-way street improvements including sidewalks, curbs, lighting, sewer, signals and landscaping, as well as improvements at pedestrian crossings and any ADA ramps at intersections. CDBG funds may be utilized for these improvements if these areas for improvement are in moderate income areas.

How were these needs determined?

In 2009, the City was awarded American Recovery and Reinvestment Act funds which were used sidewalk, curb, gutter replacement, and accessibility improvements. Due to the aging of neighborhood infrastructure, the public improvement need was barely touched with \$407,376. Some of the older areas of the city also have combined sewer and storm water lines which are obsolete, leaking, and inadequate lines. Older neighborhood streets need attention as well. The public improvement needs identified above were determined from ongoing community input through meetings and surveys as well as assessment by the City of Decatur.

Describe the jurisdiction's need for Public Services:

Decatur is certainly not alone in experiencing the effects of job losses. Due to the reliance on the manufacturing sector an increase in employment, training, and education services may be needed to train the worker for a new job opportunity. Loss of income can create housing and transportation challenges. With this being said, public services needs include education and training, job skills training for both hard and soft skills, transportation, housing counseling for homeowners and renters, case management needs for special populations, homeless services and crime prevention.

How were these needs determined?

The City is served by a variety of public and social service agencies, faith-based groups, and governmental units which provide public services to its residents. The public services needs identified above were determined from a comprehensive community assessment involving citizens, surveys, public meetings, consultants, and other sources leading to a strategic plan.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

There are 36,580 units in the City of Decatur per the 2007-2011 ACS data. Of the occupied units, 72% (26,404) are one unit detached structures and 2% (582) are one unit attached structures. 5% (1,852) are 2-4 unit structures, 10% (3,653) are 5-19 unit structures, 7% (2,539) are 20 or more unit structures and 4% (1,416) are other (mobile home, RV, etc.). The City of Decatur has housing units that were built many years ago and are in need of rehabilitation as well as having need of the development of some newer units. Housing in the City of Decatur is affordable for moderate income individuals but presents a cost burden for low and extremely low income individuals and families. The population of Decatur has continued to decline slowly and therefore housing units have declined. After a long standing time of economic decline, Decatur's economy is improving with reduced unemployment rates and increased business development for economic stimulation. With the lake front development, improved water supply and as well as the Mid-West Inland Port coming to Decatur, the City is in a position to assist low and extremely low income individuals with housing needs and improvements to move toward safe affordable housing options.

Summary Information for Basic Demographic and Socioeconomic Characteristics	
Total Population:	76,429
Total Households:	31,762
Homeownership Rate:	64.64
Average Household Size of Occupied Housing Units:	2.30
Average Household Size of Owner occupied Housing Units:	2.39
Average Household Size of Renter occupied Housing Units:	2.15
Median Household Income In The Past 12 Months:	37,683
Aggregate Household Income In The Past 12 Months:	1,654,030,000
Median Family Income In The Past 12 Months:	48,435
Median Nonfamily Household Income In The Past 12 Months:	25,313
2007-11 ACS	

Table 27 - For DECATUR (CDBG Grantee) - Summary Information for Basic Demographic and Socioeconomic Characteristics

Number and percentage of occupied housing units by structure type	Owner	Pct	Renter	Pct	Total	Pct
1-unit Detached	19,112	93.08	4,979	44.34	26,627	72.79
1-unit Attached	198	0.96	252	2.24	651	1.78
2 to 4 Units	169	0.82	1,066	9.49	1,842	5.04
5 to 19 Units	169	0.82	2,661	23.70	3,452	9.44
20 or More Units	16	0.08	2,140	19.06	2,446	6.69
Other (mobile home, RV, etc.)	868	4.23	132	1.18	1,562	4.27
Total	20,532	11,230	36,580			
2007-11 ACS						

Table 28 - For DECATUR (CDBG Grantee) - Number and percentage of occupied housing units by structure type

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

There are 36,580 housing units in the City of Decatur according to the 2007-2011 ACS data from CPD Maps. Of the occupied units, 72% (26,404) are one unit detached structures and 2% (582) are one unit attached structures. 5% (1,852) are 2-4 unit structures, 10% (3,653) are 5-19 unit structures, 7% (2,539) are 20 or more unit structures and 4% (1,416) are other (mobile home, RV, etc.).

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	26,404	72%
1-unit, attached structure	582	2%
2-4 units	1,852	5%
5-19 units	3,653	10%
20 or more units	2,539	7%
Mobile Home, boat, RV, van, etc	1,416	4%
Total	36,446	100%

Table 29 – Residential Properties by Unit Number

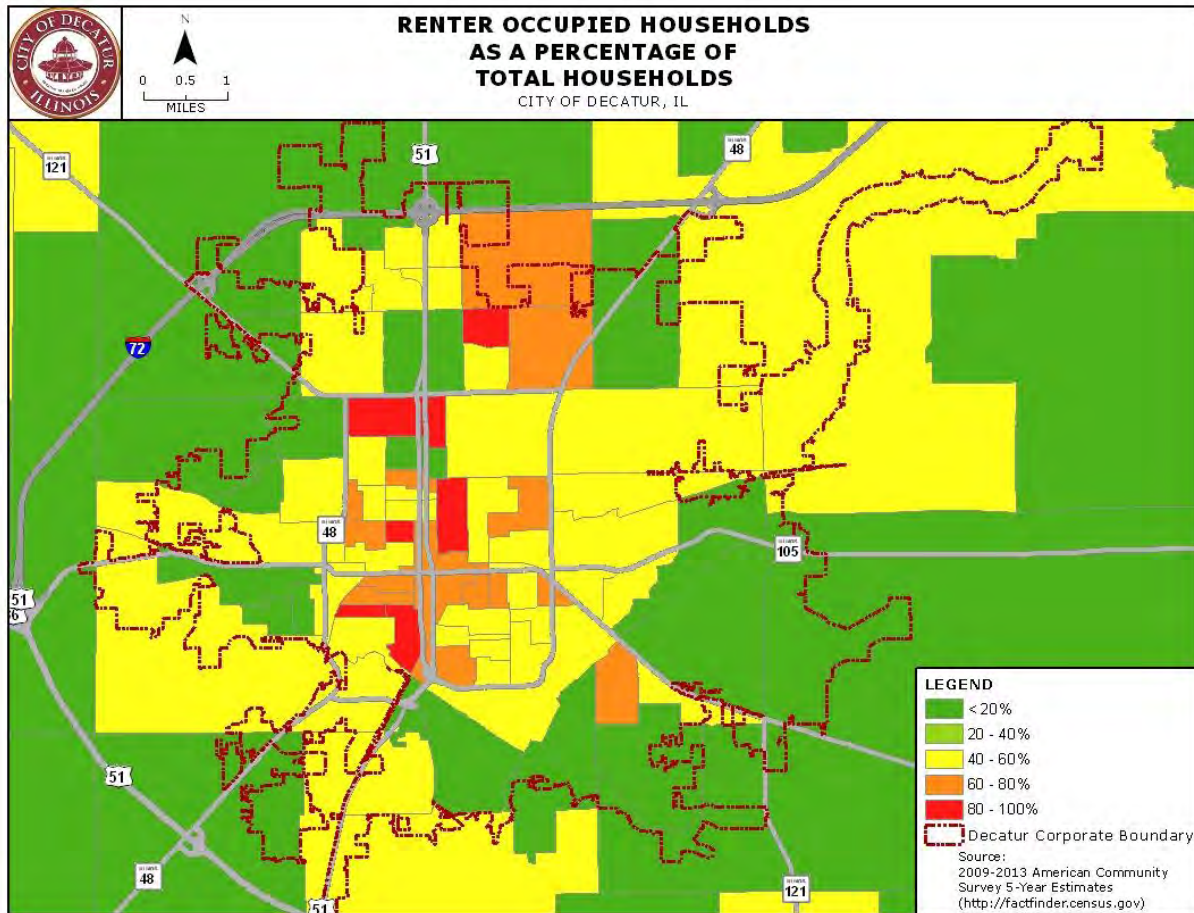
Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	433	4%
1 bedroom	462	2%	3,467	30%
2 bedrooms	5,557	28%	4,831	42%
3 or more bedrooms	13,921	70%	2,765	24%
Total	19,940	100%	11,496	100%

Table 30 – Unit Size by Tenure

Data Source: 2007-2011 ACS



Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The Decatur Housing Authority has 681 public housing units and a total of 1123 vouchers with 989 currently in use - 106 project based and 883 tenant based. Public housing developments are Wabash Crossing I, II, and III (family), Lexington (elderly), Concord (elderly), Hartford (elderly), Garden Apartments (elderly), townhouses (family), scattered sites (family), and Macon Street (disabled). Types of families served include elderly, families and disabled with all renters having incomes less than 80% of area median income.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

No affordable housing units are expected to be lost and no Section 8 contracts are expected to expire.

Does the availability of housing units meet the needs of the population?

The availability of units does not meet the needs of the population as suggested by current occupancy rates. The Housing Authority managed units are at a 95% rate of occupancy and currently has a waiting list of 672 (as of October 2014). Wabash Crossing (managed by a private management company) has a waiting list of 955 (as of October 2014) and an occupancy rate of 80%. The discrepancy between the occupancy rate and the waiting list is due to the increased need for 1 bedroom units (466 on waiting list) and 2 bedroom (303 on waiting list).

Describe the need for specific types of housing:

There is a need for additional housing with regard to separating the elderly and disabled population into two different housing facilities (currently they are combined). There is also a need for additional housing units for 1 and 2 bedroom units as well as for housing outside of the inner city area for low income individuals.

Discussion

No discussion.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

There are 36,580 housing units in the City of Decatur according to the 2007-2011 ACS data from CPD Maps. Of the occupied units, 72% (26,404) are one unit detached structures and 2% (582) are one unit attached structures. 5% (1,852) are 2-4 unit structures, 10% (3,653) are 5-19 unit structures, 7% (2,539) are 20 or more unit structures and 4% (1,416) are other (mobile home, RV, etc.). The cost of housing for CDBG Target Areas is problematic with a high percentage of individuals paying over 30% of their income toward housing.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	60,600	79,700	32%
Median Contract Rent	350	470	34%

Table 31 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	6,766	58.9%
\$500-999	4,233	36.8%
\$1,000-1,499	184	1.6%
\$1,500-1,999	84	0.7%
\$2,000 or more	229	2.0%
Total	11,496	100.0%

Table 32 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,250	No Data
50% HAMFI	4,369	2,925
80% HAMFI	8,394	6,765
100% HAMFI	No Data	8,890
Total	14,013	18,580

Table 33 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	381	486	634	882	967
High HOME Rent	381	486	634	882	967
Low HOME Rent	381	486	634	784	875

Table 34 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

The City of Decatur has an adequate amount of affordable housing for median income individuals and families as evidenced by the 2000 Census (Base Year) and 2007-2011 ACS data (most recent year). In regard to CDBG Target Areas, serving low and extremely low income families (including the elderly), there is not a sufficient amount of housing as there is a significant cost burden with a larger percentage of families and elderly spending over 30% of their income on housing costs leaving little money for other expenses beyond rent or mortgage payments. Due to the cost burden, a great deal of the housing stock is in need of rehabilitation with many in need of demolition due to the lack of economic feasibility to rehabilitate the structures.

How is affordability of housing likely to change considering changes to home values and/or rents?

Home values and rent are increasing as evidenced by the data above - home values increased 32% and rent increased 34% from 2000-2011. The increase in home value is positive for media and above income individuals yet even a small increases in home values and rents have a negative impact on low income home buyers and those renters at <30% AMI.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

HOME rents and Fair Market Rents range from \$381 efficiency/no bedroom to \$976 for a 4 bedroom (median rent for 1 bedroom is \$486, 2 bedroom \$634, and 3 bedroom \$882). The Area Median Rent for the City of Decatur as per the 2007-2011 ACS data is \$470. Due to the higher rents for 1-4 bedrooms, there may be need to utilize rental assistance programs to ensure affordable housing options for low and extremely low income individuals.

Discussion

No additional discussion.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The City of Decatur housing stock dates back to the early 1930's or earlier and due to the age, the condition of housing within the inner city is significantly deteriorated and needs to be considered for rehabilitation or demolition. The lack of suitable, affordable housing is a significant problem for individuals in low and extremely low income levels.

Definitions

According to the International Property Maintenance Code 2006 that the City of Decatur Housing Code utilizes "substandard condition" is defined as **108.1.1 Unsafe structures**: "an unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible."

According to the International Property Maintenance Code 2006 that the city of Decatur Housing Code utilizes "substandard condition" is defined as **108.1.3 Structure unfit for human occupancy**: "a structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful, or, because of the degree to which the structure is in disrepair or lacks maintenance is insanitary, vermin or rat infested, contains filth or contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public."

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,380	17%	5,000	43%
With two selected Conditions	54	0%	239	2%
With three selected Conditions	64	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	16,442	82%	6,257	54%
Total	19,940	99%	11,496	99%

Table 35 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	411	2%	933	8%
1980-1999	1,967	10%	2,052	18%
1950-1979	11,198	56%	5,012	44%
Before 1950	6,364	32%	3,499	30%
Total	19,940	100%	11,496	100%

Table 36 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	17,562	88%	8,511	74%
Housing Units build before 1980 with children present	495	2%	575	5%

Table 37 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 38 - Vacant Units

Data Source: 2005-2009 CHAS

		Suitable for Rehab	Not Suitable for Rehab
Vacant Units	3,790	2198	1592
REO Prop	123		
2010 Census			
Demolitions	133		
Details not available	for abandoned Units		

Table 39 - Vacant Units

Need for Owner and Rental Rehabilitation

The City of Decatur has an extremely old housing stock. Most of the housing we have dates back to the early 1930's or earlier. Due to the age of Decatur's housing stock and the City's demographic profile (aging population, high poverty rate, etc.), the condition of housing in many of our inner city neighborhoods has severely deteriorated. Due to the age of the housing stock, most units do not meet the City of Decatur's codes and program property standards. Of note: lead and asbestos condition plus major systems such as HVAC, electrical, and plumbing. A majority of Decatur's residents do not have the ability to access financial institutions nor do they have their financial capital to correct the issues.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

According to the 2005-2009 CHAS data, 88% of owner occupied (2% with children) and 74% (5% with children) of renter occupied housing of the City of Decatur's housing stock was built before 1980. It is common knowledge that homes built before 1979 are assumed to have lead based paint therefore with this knowledge, it is estimated that 50% of these housing units contain active lead based paint hazards and that 80% of these units are occupied by low and moderate income households without the means to remove the hazard.

Discussion

No additional discussion.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Decatur Housing Authority (DHA) has 672 people on its waiting list for the public housing they manage – 487 units at 94-95% occupancy rate. DHA maintains separate waiting lists for each of three high rise and garden apartment sites designated for seniors. A site based waiting list exists that allows seniors to have choice in where they live, giving them up to three times where they can turn down an apartment as they try to get the one they want. If the senior does not take the housing option at the time their name is at the top of the list, their name is put back in at the end of the list and they will have to wait until it comes up again for their next “chance”. Seniors are encouraged to only sign up for housing units they want to live in. There are 203 public housing units at Wabash Crossing under Eastlake management agency. According to the City of Decatur 5 Year Public Housing Authority Plan for 2015-2019, DHA has plans to develop up to 200 units of mixed finance housing using program income, OFFP funds, accumulated RHF funds, and LIHTC funds sought in accordance with the HUD and RHF Plan. The Housing Authority will partner and apply for LIHTC’s to construct more affordable housing in the City of Decatur with land that will be acquired by DHA. DHA will continue to administer Project Based HCV (Section 8) and it is their intent to utilize up to 20% of its Section 8 allocation for project based vouchers in support of Low Income housing, Tax Credit units, supportive housing units, units for people with disabilities, veterans housing units or a combination thereof that have been, are being or will be developed. These projects will provide significant expansion of the choice of housing for low income families in the City of Decatur. DHA will seek development of up to 200 additional Project Based New Construction units to be constructed by partner affiliates, instrumentalities, not-for Profits, or project developers. Further, the Decatur Housing Authority is investigating the feasibility of submitting an application to participate in the Rental Assistance Demonstration Program. **Public Housing** waiting list total is 401 with– annual turnover is 20%. The PHA permits specific categories of families, including elderly/disabled and 5 BR, onto the waiting list, even if generally closed. *By Income Level:* extremely low income $\leq 30\%$ of AMI: 365 families – 91% of total families (otf), very low income $>30\%$ but $\leq 50\%$ of AMI: 33 families – 8% otf, low income $>50\%$ but $<80\%$ of AMI: 0 families – 0% otf, families with children: 111 families – 27.6% otf, elderly: 18 families – 4.4% otf, families with disabilities: 266 families – 66% otf, African American/Non-Hispanic: 262 families – 65% otf, White/Non-Hispanic: 122 families – 30% otf. *By Bedroom Size:* 1BR – 304 families- 75.8% otf, 2BR – 17 families – 4% of total families, 3BR – 45 families – 11% otf, 4BR – 23 families – 5.7% otf, 5BR – 12 families – 2.9% otf. **Section 8 Housing** waiting list total is 125 with the waiting list closed for the last 12 months. It is unknown of the PHA will reopen the waiting list in this plan year. The PHA does not permit specific categories of families onto the waiting list, even if generally closed. *By Income Level:* extremely low income $\leq 30\%$ of AMI: 105 families – 84% otf, very low income $>30\%$ but $\leq 50\%$ of AMI: 16 families – 12.8% otf, low income $>50\%$ but $<80\%$ of AMI: 3 families – 2.4% otf, families with children: 75 families – 60% otf, elderly: 5 families – 4% otf, families with disabilities: 27 families – 21% otf, African American/Non-Hispanic: 104 families – 83% otf, White/Non-Hispanic: 17families – 13.6% otf.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	681	1,123	74	1,049	0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 40 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The public housing developments are Wabash Crossing I, II and III (family), Lexington (elderly), Concord (elderly), Hartford (elderly), Garden Apts.(family), Townhouses (family), Scattered Sites (family), and Macon Street (disabled). There are a total of 681 public housing units and 1123 housing choice voucher units are in need of repair to address the physical conditions as well as asbestos and lead issues.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 41 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The DHA's Five Year Plan, beginning in 2015, indicates there are the following public housing and revitalization needs:

The Decatur Housing Authority's strategy for addressing housing needs include:

1. Reduce turnover time for vacated public housing units
2. Seek replacement of public housing units lost to the inventory through mixed finance development, acquisition, and other means.
3. Seek replacement of public housing units lost to the inventory through Section 8 replacement housing resources.
4. Maintain or increase Section 8 lease up rates by establishing payment standards that will enable families to rent through the jurisdiction.
5. Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required.
6. Maintain or increase Section 8 lease-up rates by marketing the program to owners.
7. Maintain or increase Section 8 lease-up rates by effectively screening applicants to increase owner acceptance of the program.
8. Increase the number of affordable housing units by applying for additional vouchers if they become available.
9. Leverage affordable housing resources in the community through mixed finance.
10. Target available assistance to families at or below 30% of AMI.
11. Adopt rent policies to support and encourage work.
12. Target available assistance to the elderly by seeking designation of public housing for elderly only.
13. Seek designation for public housing for families with disabilities.
14. Seek development partners and/or non-HUD sources of funds for development of affordable housing and/or replacement annual contributor's contract (ACC) housing, low income housing tax credits (LIHTC) grants, Etc.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The DHA's 5 Year Plan beginning 2015 identifies multiple needs to address for public housing including vacant units, asbestos and lead issues. In its PHA 5-Year Plan for 2015-19, DHA states its mission as "To provide and maintain quality affordable housing with access to community resources for low to moderate income families and individuals." DHA's specific goals and explanations of those goals are as follows: Increase the availability of decent, safe, and affordable housing, improve the quality of assist housing, Increase assisted housing choices and Ensure Equal Opportunity in Housing for all Americans. Efforts of the Decatur Housing Authority (DHA) have resulted in the work toward acquisition of replacement housing utilizing funds for 4 units for Public Housing and 8 units for sale totaling 12 new units as options for affordable housing. Further, DHA is working to participate in a homeownership program funded by the Attorney General's national foreclosure settlement funds with the identification of lots for 8 houses for low to moderate income housing and 12 more for general housing.

Discussion:

No further discussion.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The City of Decatur has many facilities and services that work to address the needs of homeless individuals in a variety of ways. The Macon County Continuum of Care (COC) with Dove, Inc. leading the efforts in serving and ending homelessness with 8 partner agencies on the Governing Board including: Dove, Inc., Decatur Housing Authority, Decatur Macon County Opportunities Corporation, Heritage Behavioral Health Center, Community Investment Corporation of Decatur, City of Decatur, Millikin University and the Macon Piatt Regional Office on Education. **Case Management & Supportive Services:** All Homeless persons are eligible for these services: intensive case management, Linkage to job training and employment, GED classes, health services, alcohol and other drug abuse treatment, mental health services, budget counseling and parenting classes. **Transitional Housing:** Homeward Bound houses families and individuals in 18 apartments on West Macon Street in Decatur owned by the Community Investment Corporation of Decatur, a non-profit community development corporation. More than 15 units are available through a leasing agreement with Swartz Properties. Those in housing must take part in the same services listed above. **Intake Process:** Homeward Bound clients are referred by staff from emergency shelters and area human services agencies. No formal referral is required. Group orientation classes explain the requirements of the program, and what is expected of participants. When accepted into the program, the Outreach Specialist gathers pertinent information as required by HUD and then a case manager begins working with a client. A participant can be in the program, as long as they are working productively on their individual case plan, for 12 months to 2 years. Six months of follow-up services is available to those leaving transitional housing. Permanent Housing Program. **Permanent Housing:** Elmwood, Harbor Place, Lindwood, Safe Haven, and St. James Place SRO's. Special attention is given to chronic homelessness with the City of Decatur having a Ten Year Plan to End Chronic Homelessness that the COC actively engages with on an ongoing basis.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	48	10	85	58	0
Households with Only Adults	73	55	110	64	7
Chronically Homeless Households	0	0	0	37	0
Veterans	0	0	0	0	0
Unaccompanied Youth	3	3	0	0	0

Table 42 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: Information gathered from HMIS. The City is a partner in our local continuum. Our continuum works hard to enlist the participation of all homeless providers. Most will provide weekly information about beds and availability. But most are still hesitant to provide that information directly into the HMIS system.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Mainstream services within Macon County and the City of Decatur that are offered focus both on ending homelessness as well as the prevention of homelessness. Services that are available to address these issues include housing, education, mental health, substance abuse, employment and training services as well as basic needs services to assist individuals on their road to self-sufficiency. Each agency within the community offers targeted services that work to meet the specific needs of individuals at risk or facing homelessness. The City of Decatur has an incredible collaborative infrastructure that allows for the continuity of service provision to have the maximum benefit to those being served.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The list of programs and services along with descriptions is a great amount of information and can be found in the attached document

Decatur offers a significant number of resources to reach those on the verge of homelessness. It also has a range of housing options, although severe gaps remain.

Decatur has a large inventory of permanent supportive housing. On a per capita basis, Decatur probably has as many units of supportive housing as any community in the region. This is attributable to aggressive planning and a history of collaboration among developers, service providers, and local government. The community has three permanent housing projects that exclusively serve homeless persons including, but not limited to, the chronically homeless. These projects have a total of 77 beds: **Shelter Plus Care** (32 units, including 3 family units with 8 beds and 29 units for individuals). Shelter Plus Care (S+C) is a HUD rental subsidy program targeted at the homeless. S+C is similar to Section 8, only with fewer restrictions and with required supportive services. It is managed by DHA and Heritage. **Elmwood Apartments** (8 units, including 6 family units with 18 beds and 2 units for individuals). A joint project of Dove and First Presbyterian Church, Elmwood houses formerly homeless families and individuals, most of them coming from transitional housing. **Harbor Place** (8 family units with 20 beds). Owned by Dove, Harbor Place serves single-parent homeless households headed by women in recovery from substance use disorders. Heritage provides supportive services.

In addition, there are four existing permanent housing projects with 84 individual units that serve **persons with mental illness**. They often give special consideration to applications from homeless individuals: **Heritage Fields** (32 units). This project is owned and managed by Heritage. **Macon Street Housing** (24 units). This project is owned by DHA and managed by Heritage. **Heritage Grove** (17 units).

This project is owned and managed by Heritage. **Pine Street Apartments** (11 units). This project is owned and managed by Woodford Homes.

These projects serve persons with special needs and prioritize homeless individuals: **Charles Street Supportive Housing** (12 units for individuals). This project will serve persons with mental illness, with three units targeted for homeless persons. It is owned by Charles Street Supportive Housing, Inc. and will be managed by Woodford Homes. **Camelot Supportive Housing** (11 units for individuals). This project will serve persons with mental illness, with three units targeted for homeless persons. It is owned by Camelot Supportive Housing, Inc. and will be managed by Woodford Homes. **D&O Apartments** (16 units for individuals and families). This project will serve veterans, including homeless veterans. It will be owned and managed by D&O Properties One. Thirteen units will be in a rehabilitated apartment complex; the others will be in rehabilitated scattered-site single family homes.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The City of Decatur actively works to ensure that individuals with disabilities including severe mental illness, developmental disabilities and physical disabilities are housed through available funding sources. Extensive collaboration and coordination between agencies serving individuals with special needs makes certain that services are available at varied levels of need including intermediate care facilities, developmental centers as well as housing assistance to prevent homelessness when individuals are transitioning from care facilities back into the community.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The needs of the elderly, persons with disabilities, alcohol and/or drug addictions, HIV/AIDS as well as public housing persons are high with regard to the ability to have safe, affordable, supportive housing options. The needs of these vulnerable populations are not met by the current housing options and the issue of cost burden emerges as individuals identified in these categories have increased expenses as they manage their disability from medication to accommodations for physical and mental needs as well as the costs of having a chronic, long term illness. Increased case management services are necessary to address the supportive housing needs of these identified groups.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The City of Decatur does not have a particular program that links individuals to housing upon discharge but providers work actively with the City's support to ensure continuity of care for persons being discharged from health institutions. Community based services are provided through linkage and crisis services as deemed appropriate by the provider engaged with the discharge of individuals.

The strategy calls for closer integration of this program with the existing Continuum of Care system, including joint staffings, coordinated case management, and utilization of the HMIS database for all clients. This includes programs, such as: Soyland Access to Independent Living (SAIL) and Heritage Behavioral Health Center (HBHC) provide programs and link the individuals to resources needed to make them successful.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The elderly homeowners are spending more than 30% of their income on housing. This cost burden substantiates a need for housing rehabilitation assistance to elderly homeowners. Assistance for home modification to help the elderly remain in their home and live independently is especially needed. In order to remain in a safe and affordable home, rehabilitation for code improvement is necessary.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City of Decatur is an entitlement grantee but not a consortia grantee. Please see the section above for identification of the activities that the City plans to undertake during the next year to address housing and supportive service needs.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Public policies that could have a negative effect on affordable housing and residential investment include taxes, land use controls and building codes. The City of Decatur does not have any public policies related to taxes that negatively impact the development of affordable housing or residential investment. Housing taxes are based solely on the assessed value of the property. Land use controls include zoning, subdivision and building codes and cover a large portion of the CDBG Target Areas. When federal funds are a part of affordable housing development, subsidies and assistance related to environmental issues are easily obtained. Building code requirements and fees are the same and do not change related to the varied residential developments and do not present any barriers to affordable housing or residential development.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section provides an economic development market analysis of the City of Decatur and specifies the economic sectors where employment opportunities exist. Further, this section provides explanations as to why employment sector positions are not being filled. Decatur's main challenges related to employment include education, training, lack of certifications and criminal histories. As identified through stakeholder input, issues related to the lack of hard and soft skills to obtain and maintain employment are of particular concern.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	79	55	0	0	0
Arts, Entertainment, Accommodations	3,041	3,787	14	12	-2
Construction	1,317	2,094	6	7	1
Education and Health Care Services	4,864	7,557	22	24	2
Finance, Insurance, and Real Estate	1,116	1,619	5	5	0
Information	370	603	2	2	0
Manufacturing	4,523	4,827	20	16	-4
Other Services	989	1,478	4	5	1
Professional, Scientific, Management Services	1,369	2,197	6	7	1
Public Administration	0	0	0	0	0
Retail Trade	2,738	3,873	12	13	1
Transportation and Warehousing	1,109	1,493	5	5	0
Wholesale Trade	933	1,330	4	4	0
Total	22,448	30,913	--	--	--

Table 43 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	35,955
Civilian Employed Population 16 years and over	32,344
Unemployment Rate	10.04
Unemployment Rate for Ages 16-24	23.97
Unemployment Rate for Ages 25-65	6.42

Table 44 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	5,545
Farming, fisheries and forestry occupations	1,133
Service	4,421
Sales and office	8,335
Construction, extraction, maintenance and repair	2,638
Production, transportation and material moving	2,222

Table 45 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	27,600	88%
30-59 Minutes	2,841	9%
60 or More Minutes	898	3%
Total	31,339	100%

Table 46 - Travel Time

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,404	579	2,707
High school graduate (includes equivalency)	7,998	1,037	3,236
Some college or Associate's degree	9,905	624	2,963
Bachelor's degree or higher	6,402	225	1,249

Table 47 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	109	195	114	595	1,205
9th to 12th grade, no diploma	1,389	1,085	775	1,926	1,821
High school graduate, GED, or alternative	2,310	2,814	2,770	6,687	5,285
Some college, no degree	3,229	2,682	2,346	5,309	2,097
Associate's degree	403	842	743	1,592	291
Bachelor's degree	642	1,491	1,197	2,508	1,288
Graduate or professional degree	53	390	421	1,901	703

Table 48 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,474
High school graduate (includes equivalency)	24,841
Some college or Associate's degree	31,666
Bachelor's degree	45,000
Graduate or professional degree	61,736

Table 49 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors in the City of Decatur are education and health care services, manufacturing, and arts, entertainment and accommodations.

Describe the workforce and infrastructure needs of the business community:

The workforce and infrastructure needs of the business community for the major sectors of employment require educated, motivated, trainable, skilled, and local employees. Job needs of each sector require the hard and soft skills necessary for obtaining and maintaining employment. High school education as well as competence in basic and technical skills is a must along with the desire for post secondary education. Infrastructure needs of the City include improved transportation with the mass transit system with regard to hours of operation, fiber optic cable to allow for enhance connection to the larger world, safe and reliable streets, improved water management system as well as safe, convenient and desirable housing within the city limits. All of these needs should be provided at reasonable cost to citizens.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The Mid-west Inland Port as well as the development of the lake shore have both allow for increased job growth opportunities in the City of Decatur. The expansion of Akorn Pharmaceuticals has also provided employment growth.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The skills and education of the current workforce are misaligned with a large amount of job openings with a small pool of applicants are qualified to fill those jobs. Many available jobs in the manufacturing sector are left unfilled due to the lack of skills and education among the applicant pool.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Current workforce training initiatives include efforts with Richland Community College culinary arts program with the local food pantry, Good Samaritan Inn. This program provides classes to individuals through the Mercy Kitchens program providing foundation skills that will allow them to meet the minimum requirements to be enrolled in the culinary arts program at Richland. Further, DIGG works collaboratively with Good Samaritan Inn to develop work skills of individuals through Mercy Gardens providing classes to individuals focusing on understanding and growing food for self-sufficiency. Workforce Investment Solutions works actively in the community collaborating with employers to connect them with employees by providing on the job training, incumbent work training program allowing businesses to receive resources related to training of existing employees, as well as the provision of a job candidate database, pre-screening of applicants, interview facilities as well as tax credits. Additionally training initiatives take place through the Adult Education and Training Center offers free instruction in adult basic education, GED, a personal care assistant certification, an introduction to health care program, food safety workshop, employment workshops and a CNA program.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of Decatur participates in the attraction, retention, and expansion of retail jobs. As a member of the Metro Economic Development Corporation, the city works along with the other members to attract, retain, and expand non retail jobs. Some Metro initiatives include: Lakefront Development, Midwest Inland Port (intermodal expansion, dredging of Lake Decatur to increase the water supply, downtown revitalization, and an Open Access Broadband Fiber Loop (to improve safety, education, and quality of life).

Discussion

No further discussion.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Households with multiple housing problems are concentrated in the city's older neighborhoods. Much of the aging housing units are located in the Regeneration Area. This area has census tracts with multiple housing problems. Many of the renters and homeowners pay over 30% of the income for housing. The City defines concentration where 51% or greater have multiple problems.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The City defines concentration where 51% or greater have multiple problems. Racial or ethnic minorities or low-income households are considered as households where at least 40% of the population is racial or ethnic minorities or at least 51% of the households have income less than 80% AMI.

What are the characteristics of the market in these areas/neighborhoods?

The neighborhood areas typically have a larger percentage of rental housing, housing with code deficiencies, and lower income. A few neighborhoods have some local businesses with limited job opportunities.

Are there any community assets in these areas/neighborhoods?

Community assets for these areas/neighborhoods include: social service agencies, health care facilities, churches. The area also has newly developed Brownfield Project as well a small strip mall which houses a laundry facility, convenience/gas facility, and a grocery store with a gas station.

Are there other strategic opportunities in any of these areas?

Within the Regeneration Area is a small area called Wabash Crossing also known as the Near North. In this area, a new facility is currently being constructed to house the Community Health Improvement Center (CHIC). This agency provides medical services to low income residents.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Based on the identified Housing and Homeless Needs, Housing Market Analysis and Non-housing Community Development Needs, the following **Priority Needs** have been determined. The City of Decatur has developed the following strategy and specific objectives for the next five years. Objectives are categorized in the areas of Rental Housing (RH), Owner Housing (OH), Community Development (CD), Infrastructure (I), Public Facilities (PF), Public Services (PS), Economic Development (ED), and Neighborhood Revitalization (NR). Descriptions of the specific objectives and actions that are planned to be taken using federal funds during the next five years to address identified unmet priority needs in each required plan area (**affordable housing, homelessness, special needs housing, and non-housing community development**). These objectives are not in any priority order. For each activity that will be addressed using federal funds, a rationale for the funding decision is given along with the source of funds, performance measure, and measurable outcome. The outcome/objective code is also listed, depicting the way the objective fulfills at least one of the National Objectives of decent housing, suitable living environment, or economic opportunity. Specific programs or unit totals may need to be revised over the course of this Plan term.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 50 - Geographic Priority Areas

1	Area Name:	NEIGHBORHOOD STANDARDS #1 & 2 (CODE ENFORCEMENT)
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Rt 48. to the North--- Martin Luther King on the East--- Wyckles on the West---Rt 105 to the South NS RR to the North--51 to the South---Rt 121 to the West and MLK to the East
	Include specific housing and commercial characteristics of this target area.	The areas covered in this area have extensive needs in regards to enforcement. Houses are of the oldest in the city, a large amount of rental property resides are in this area and the housing has deteriorated.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	CDBG regulations require that the code enforcement portion address low income needs, neighborhoods and census tracts
	Identify the needs in this target area.	Needs include: Rehabilitation of homes and buildings, street and infrastructure improvements, Job and life skills
2	What are the opportunities for improvement in this target area?	Over time, we hope to see a decrease in the number of ordinance violations in this area. We also help with the resources we expend that the neighborhood will eventually stabilize.
	Are there barriers to improvement in this target area?	Limited financial and social resources of the residents. Elderly and disabled are limited in mobility and the ability to make home improvements. Income levels of residents are minimal.
	Area Name:	Regeneration Neighborhood
	Area Type:	Strategy area

	Other Target Area Description:	
	HUD Approval Date:	8/30/2009
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The Regeneration Areas are bound by Pershing Road on the north, Route 48 (aka Oakland and Fairview on the west), along Lake Shore on the south, and the east boundary winds up the lake and back and forth covering low income census tracts up to Pershing Road where at least 51% of the households have incomes that are below 80% of the area median income. A map of the area has been included in the Consolidated Plan.
	Include specific housing and commercial characteristics of this target area.	The area is primarily residential. A mix of commercial, manufacturing, and institutional are in the area as well as borders the area.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The Citizen Participation process reinforced the need for the area along with the supporting census data.
	Identify the needs in this target area.	Due to the aging area, identified needs included housing rehabilitation, affordable housing, down payment assistance, public facilities, demolition/clearance, public services, educational/employment training, and economic opportunities.
	What are the opportunities for improvement in this target area?	The residents have communicated the need to clean-up and improve the area. This opportunity includes but is not limited to improving housing, elimination of unsafe structures, and services.
3	Are there barriers to improvement in this target area?	The challenge to improvement for this area is the lack of adequate funding to address all the identified needs.
	Area Name:	City of Decatur
	Area Type:	Community Wide
	Other Target Area Description:	Community Wide
	HUD Approval Date:	
	% of Low/ Mod:	

Revital Type:	
Other Revital Description:	
Identify the neighborhood boundaries for this target area.	This identified area is the entire incorporated area of Decatur. Although a majority of the low income residents reside in older housing, some live outside the Regeneration Area and may require housing assistance to continue to live in a safe and affordable unit,
Include specific housing and commercial characteristics of this target area.	A mixture of residential, commercial and industrial. Our housing stock is one of the oldest in the state, with the majority of the housing stock being built before 1979.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Vacant, blighted properties typically are found in the Regeneration Area. However, abandoned and deteriorating properties lie outside the Regeneration Area.
Identify the needs in this target area.	<p>Homeowners may need assistance for code improvements, energy improvements, and accessibility improvements.</p> <p>Across the community, residents have identified the need for education/employment training as well as the need for employment opportunities.</p>
What are the opportunities for improvement in this target area?	Homeowners may qualify for emergency code improvements, such as a furnace replacement. The homeowner may not have the income and assets available to address the replacement of a furnace. Due to the age of the mechanical system, it is necessary to replace the unit and provides a suitable living environment for the homeowner.
Are there barriers to improvement in this target area?	<p>Funding limits may prevent the assistance to homeowners in need of heat in the winter. Without a functioning furnace, the homeowner may encounter new housing problems, such as frozen pipes.</p> <p>Residents have identified a need for extended public transportation hours. This may be a barrier for residents who trying to reach a health facility, employment, and/or education and employment training opportunities.</p>

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Neighborhood Standards #1 & #2 Code Enforcement Officers: Neighborhood Inspection Officers will enforce housing, zoning, and property standards in low-income neighborhoods to improve the safety and quality of life in neighborhoods.

Regeneration Neighborhood: The inner part of the City of Decatur is described as the Neighborhood Regeneration Area. It contains some of the oldest residential units of the City. Because we are committed to improving the quality of life for the residents in this area, we have selected it as a target geographic location. Crime prevention funding will be utilized in this area as well.

City of Decatur: Because the City of Decatur has many needs and has fell victim to: declining population, deteriorated streets and infrastructure, an older housing stock, a lot of the funding we receive will be used to assist eligible residents in need city-wide.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 51 – Priority Needs Summary

1	Priority Need Name	Education
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Individuals Families with Children Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Regeneration Neighborhood
	Associated Goals	PS:Education/training-Job skill development NR 2: Support crime prevention activities
	Description	Issues related to education emerged as a moderate, high to critically high levels of priority (CH = critically high, H= high, M= moderate, L= low) <ul style="list-style-type: none"> • Adult literacy: reading and math - CH • Basic skill knowledge/development - M • One-on-one tutoring - M • Program capacity limits - H
	Basis for Relative Priority	Basis for relative priority is based on citizen and consultant input from the Community Needs Assessment process.
2	Priority Need Name	Economic Development
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Families with Children Public Housing Residents Chronic Homelessness Individuals Families with Children Unaccompanied Youth Non-housing Community Development
	Geographic Areas Affected	Regeneration Neighborhood Community Wide
	Associated Goals	PS:Education/training-Job skill development ED: Economic Development
	Description	Issues related to economic development emerged as a moderate, high to critically high levels of priority (CH = critically high, H= high, M= moderate, L= low): <ul style="list-style-type: none"> • Job skill training: hard and soft skills - CH • Job opportunities/elimination of barriers: due to criminal background, addiction issues, etc. - CH • Job development/creation - H • Retaining and growing businesses - M • Barriers - zoning, state laws, etc. - M
	Basis for Relative Priority	Basis for relative priority is based on citizen and consultant input from the Community Needs Assessment process.
3	Priority Need Name	Housing
	Priority Level	High

	Population	Extremely Low Low Moderate Families with Children Public Housing Residents Chronic Homelessness Individuals Families with Children Elderly Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	NEIGHBORHOOD STANDARDS #1 & 2 (CODE ENFORCEMENT) Regeneration Neighborhood Community Wide
	Associated Goals	OH: Low income home owner rehabilitation OH 2: Emergency low income homeowner assistance OH 3: First-time homebuyer financial assistance OH 4:Low income affordable home ownership CD: Increase code enforcement of properties CD 1: Continue demolition of unsafe structures OH 1: Housing Rehabilitation Delivery
	Description	Issues related to housing emerged as a low, moderate, high to critically high levels of priority (CH = critically high, H= high, M= moderate, L= low): <ul style="list-style-type: none"> • Lack of affordable housing - CH • Supportive services: special needs pops - M • Housing placement services - L • Transitional housing - M • Emergency shelters: families, women & men -H • Preservation: existing affordable rental units - L • Demolition/Rehabilitation: blighted homes/properties - CH • Capacity Issues - M • Lending/renting credit issues - M
	Basis for Relative Priority	Basis for relative priority is based on citizen and consultant input from the Community Needs Assessment process.

4	Priority Need Name	Homelessness
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans
	Geographic Areas Affected	Regeneration Neighborhood
	Associated Goals	PA: Planning/General Administration
	Description	Issues related to housing emerged as a low, high and critically high levels of priority (CH = critically high, H= high, M= moderate, L= low): <ul style="list-style-type: none"> • Lack of real time data - homeless beds/housing - CH • Increase housing options with less restrictions - CH • Veterans housing - L • Emergency Shelters: families, women & men - H
	Basis for Relative Priority	Basis for relative priority is based on citizen and consultant input from the Community Needs Assessment process.
5	Priority Need Name	Public Services
	Priority Level	High

	Population	Extremely Low Low Moderate Families with Children Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with Mental Disabilities Persons with Physical Disabilities Persons with Alcohol or Other Addictions Non-housing Community Development
	Geographic Areas Affected	Regeneration Neighborhood
	Associated Goals	RH: Low income renter housing counseling service NR 2: Support crime prevention activities
	Description	Issues related to housing emerged as a moderate to high levels of priority (CH = critically high, H= high, M= moderate, L= low): <ul style="list-style-type: none"> • Case management - H • Supportive services: families, women, men - M • Mental health services - H • Substance abuse treatment - H • Life skills training - H
	Basis for Relative Priority	Basis for relative priority is based on citizen and consultant input from the Community Needs Assessment process.
6	Priority Need Name	Crime
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Families with Children Families with Children Victims of Domestic Violence Unaccompanied Youth Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Regeneration Neighborhood
	Associated Goals	PS:Education/training-Job skill development NR 2: Support crime prevention activities
	Description	Issues related to housing emerged as a moderate to high levels of priority (CH = critically high, H= high, M= moderate, L= low): <ul style="list-style-type: none"> • Safety: general, neighborhoods - H • Domestic violence - M • Drug trafficking - M • Lowering crime rates - H
	Basis for Relative Priority	Basis for relative priority is based on citizen and consultant input from the Community Needs Assessment process.
7	Priority Need Name	Public Assets
	Priority Level	High

	Population	Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Persons with HIV/AIDS Victims of Domestic Violence Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Regeneration Neighborhood
	Associated Goals	I: Improve infrastructure
	Description	Issues related to housing emerged as a moderate to critically high levels of priority (CH = critically high, H= high, M= moderate, L= low): <ul style="list-style-type: none"> • Street improvements - M • Attractive business district - M • Transportation: improved options, increase routes and expand times - CH
	Basis for Relative Priority	Basis for relative priority is based on citizen and consultant input from the Community Needs Assessment process
8	Priority Need Name	Funding/Finances
	Priority Level	High

	Population	Low Moderate Families with Children Elderly Public Housing Residents Individuals Families with Children Non-housing Community Development
	Geographic Areas Affected	Regeneration Neighborhood
	Associated Goals	OH 3: First-time homebuyer financial assistance
	Description	Issues related to housing emerged as a moderate level of priority (CH = critically high, H= high, M= moderate, L= low): <ul style="list-style-type: none"> • Home repairs, utilities, accessibility - M • Outreach - M • Prevention services and diversion - M • Education/understanding of personal finances - M
	Basis for Relative Priority	Basis for relative priority is based on citizen and consultant input from the Community Needs Assessment process.
9	Priority Need Name	Planning and General Administration
	Priority Level	High
	Population	Extremely Low Low Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Victims of Domestic Violence Unaccompanied Youth Other
	Geographic Areas Affected	Community Wide

	Associated Goals	OH: Low income home owner rehabilitation OH 2: Emergency low income homeowner assistance PA: Planning/General Administration OH 1: Housing Rehabilitation Delivery
	Description	This activity is responsible for the planning and administration of the CDBG and HOME funds. This activity covers those program/activities for L/M households, LMA, SBS, Homelessness, etc.
	Basis for Relative Priority	This activity is to ensure compliance and delivery of services and programs within the City of Decatur.

Narrative (Optional)

Through data collection and analysis themes emerged for housing and non-housing community needs focusing on decent affordable housing, suitable living environment and expanded economic development opportunities. In particular, areas that surfaced as concerns for citizens and consultant stakeholders to be supported by CDBG and HOME funds included focus on the areas of *education, economic development, housing, homelessness, services for low and moderate income individuals, crime, public assets (including transportation) and funding/finances*. Below are the identified themes, priority levels and populations of focus/impact of the areas that emerged as concerns from community stakeholders. The attached table identifies each focal area with particular areas of concern detailed below with an assigned priority level derived from analysis of the data in terms of frequency of mention of each area. Collected stakeholder data resulted in a robust understanding of the needs of the community as viewed by our citizen and consultant stakeholders. Expansive conversations revealed tremendous efforts across our community related to decent affordable housing, suitable living environments and expanded economic development opportunities. In particular, the **Grow Decatur** initiative in the community, which began efforts in 2010, has created a solid foundation and sustained motivation since the last Consolidated Plan was created. Grow Decatur's mission focuses on increasing the population, lowering the unemployment rate of the city, increasing the mean family income and improving the quality of life for Decatur citizens. Grow Decatur focuses on 4 core values that drive the initiative including: 1) We expect that all residents, businesses, and organizations in Decatur will have the opportunity to prosper and succeed, 2) We expect Decatur to be a highly desirable community to live and learn, work and play, raise a family, visit and retire, 3) We expect Decatur to embrace, value and celebrate diversity, 4) We expect that all residents will seek and support excellence in education and personal development. These initiatives align well with the desire for the City to provide pathways for improvement for our citizens. Further, the recent ground breaking for an improved already existing federally qualified health clinic, the **Community Health Improvement Clinic (CHIC) to be renamed Wabash Crossing**, will result in increased access to healthcare for individuals within the community who qualify for these services. Efforts of the **Decatur Housing Authority (DHA)** has resulted in the work toward acquisition of replacement housing utilizing funds for 4 units for Public Housing and 8 units for

sale totaling 12 new units as options for affordable housing. Further, DHA is working to participate in a homeownership program funded by the Attorney General's national foreclosure settlement funds with the identification of lots for 8 houses for low to moderate income housing and 12 more for general housing. Efforts in the educational and job training arena have moved forward with the furthering of programming for degree and/or specific certificate attainment and skill development with the **Adult Education and Training Center, Workforce Solutions, and the Education Coalition.**

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	While the city has identified the need for rental assistance, other entities including the public housing are working to address those needs at this time. Further several other community residents and institutions have identified financial assistance to homeownership and transitioning rental to homeownership is a higher priority. Thus, the city will not undertake TBRA at this time but will evaluate the need for TBRA on annual basis and amend the Consolidated Plan when necessary.
TBRA for Non-Homeless Special Needs	At this time, no funds are expected to be used for Non-Homeless Special Needs Tenant Based Rental Assistance as the housing market is affordable. Other entities and the public housing are working to address this need.
New Unit Production	The primary market characteristics regarding new unit production is demand and affordability. No CDBG or HOME funds are expected to be used for New Housing Production. The DHA will use grant funds to create 8 new affordable homeowner units and 4 affordable rental units.
Rehabilitation	During the Citizen Participation meetings and through the survey, the residents stated there is a need for housing rehabilitation. Much of the housing stock was built prior to 1979. Due to the age of the residential units, there is a need for rehabilitation. As documented in the plan, a large number of residents have a housing cost burden greater than 30%. Due to limited income and high cost of housing rehabilitation, programs will be available for residents to improve their homes.
Acquisition, including preservation	During this five year period, city does not anticipate the need to acquire property. However, financial resources may be available to potential homebuyers and developers as needed.

Table 52 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Each year, the Federal government identifies an annual allocation for the Community Development Block Grant (CDBG) funds and the HOME Investment Partnership (HOME) funds. The Federal allocation may be identified after the Citizen Participation period. If the allocations are increased or decreased, the various activities will be adjusted. Those items which may be adjusted due to a budget change would include administrative activities, public services, and projects which do not contribute to the 70% benefit of low income. At this time, the City of Decatur has not received notice of the allocation of funds for Fiscal Year 2015-2016.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,241,326	0	550,000	1,791,326	4,965,304	Please note: these numbers are based on the FY 2015 allocation amounts.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	296,693	50,000	583,191	929,884	1,326,772	Please note: these numbers are based on the FY 2015 allocation amounts plus an estimated decline in program income. *PI estimated an average of \$35,000 over the remaining 4 years.

Table 53 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Leveraging of funds may occur from a variety of sources. Leveraging may be satisfied by a variety of ways: the owner's private funds, financial institutions, Illinois Housing Development Authority (IHDA), Federal Home Loan Bank (FHLB), foundations as well as other government (local, county, and state). An example: Homebuyers may access their funds on deposit, funding from a financial institution, and HOME funds.

In the HOME Investment Partnership Program, the City of Decatur is required to provide a match of 15.2 % for every HOME dollar expended. Match may be private funds and donations as long as the funds are non-federal dollars.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

At this time, no land has been identified for a particular need/project.

Discussion

One of the CDBG funded activities is demolition to eliminate spot slum and blight.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Decatur	Government	Economic Development Non-homeless special needs Ownership Planning neighborhood improvements public services	Jurisdiction
DOVE, INC.	Continuum of care	Homelessness Planning Rental	Region
Decatur Housing Authority	PHA	Homelessness Public Housing Rental	Jurisdiction
Heritage Behavioral Health	Non-profit organizations	Homelessness public services	Region

Table 54 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Decatur is the institutional structure which prepares and implements the Consolidated Plan. The City is the "Entitlement" and HOME Participating Jurisdiction (PJ) organization which administers the Community Development Block Grant Funds (CDBG) and the HOME Investment Partnership Funds. The City continues to partner and collaborate with other government bodies and organizations to implement HUD and non-HUD funded services and programs. The Neighborhood Service Department, Neighborhood Outreach Division, is responsible for administering the HUD funds received by the City of Decatur.

The City works with Coalition of Neighborhood Organization (CONO), the umbrella organization for the community's neighborhoods. The City is a member of the Continuum of Care. The City works with a variety agencies which address jobs, housing, education, special needs and services. The City is currently looking for a Community Housing Development Organization (CHDO), which has a successful track record for producing affordable housing in a timely manner using HOME funds.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance			
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services	X		
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS			
Life Skills	X	X	
Mental Health Counseling	X		
Transportation	X		
Other			

Table 55 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The members of the Continuum of Care (CoC) are focused on ending homelessness. The City of Decatur collaborated with the members to develop a Ten Year Plan to End Chronic Homelessness. Regular meetings are held to give the members an opportunity to share information on available resources, programs and program delivery. Continuum of Care agencies, such as DOVE, Inc., enters information into the HMIS. This provides tracking of program usage, gaps, and identifies existing needs for the homeless population. The CoC monitors and prioritize needs and advocates for funding of those needs.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The strategy is a three-pronged approach: prevention, housing, and services. Early identification and prevention especially for homeless families with school children and young adults. CoC should sustain its network of effective intensive services, including case management, community support, and daily living skill development. Services continue to be rooted in evidence-based and best practices approaches such as engagement, stages of change and motivational interviewing. Providers should remain open to new approaches which prove effective. The elements shall help minimize or eliminate frustration, confusion, and discouragement by those seeking or needing assistance.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Objectives to end homelessness include prevention, outreach, and assessment. Strategies are: to obtain accurate data regarding chronic homelessness and estimates of housing needs on an annual basis, increase the use of the Homeless Management Information System (HMIS) by all prevention and housing programs to effectively serve the people in need, enhance coordination among local prevention programs to interrupt the process leading to chronic homelessness as soon as possible, close gaps in the shelter system, encourage flexible use of housing resources whenever possible, instead of restricting housing units or beds to specific categories, and sustain the strong system of supportive services.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	RH: Low income renter housing counseling service	2018	2019	Affordable Housing Public Housing Homeless	Regeneration Neighborhood	Public Services	CDBG: \$20,000	Homelessness Prevention: 10 Persons Assisted
2	OH: Low income home owner rehabilitation	2015	2019	Affordable Housing	Regeneration Neighborhood City of Decatur	Housing Planning and General Administration	CDBG: \$999,453 HOME: \$1,063,980	Homeowner Housing Rehabilitated: 50 Household Housing Unit
3	OH 2: Emergency low income homeowner assistance	2015	2019	Affordable Housing	Regeneration Neighborhood	Housing Planning and General Administration	CDBG: \$280,000	Homeowner Housing Rehabilitated: 55 Household Housing Unit
4	OH 3: First-time homebuyer financial assistance	2015	2019	Affordable Housing	Regeneration Neighborhood City of Decatur	Housing Funding/Finances	HOME: \$630,080	Direct Financial Assistance to Homebuyers: 80 Households Assisted
5	OH 4:Low income affordable home ownership	2015	2019	Affordable Housing	City of Decatur	Housing	HOME: \$365,368	Homeowner Housing Added: 2 Household Housing Unit Homeowner Housing Rehabilitated: 3 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	CD: Increase code enforcement of properties	2015	2019	Non-Housing Community Development	NEIGHBORHOOD STANDARDS #1 & 2 (CODE ENFORCEMENT)	Housing	CDBG: \$995,005	Housing Code Enforcement/Foreclosed Property Care: 1000 Household Housing Unit
7	CD 1: Continue demolition of unsafe structures	2015	2019	Affordable Housing	Regeneration Neighborhood	Housing	CDBG: \$1,209,692	Buildings Demolished: 60 Buildings
8	I: Improve infrastructure	2017	2019	Non-Housing Community Development Infrastructure Improvement	Regeneration Neighborhood	Public Assets	CDBG: \$400,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 20 Households Assisted
9	PS:Education/training-Job skill development	2015	2019	Non-Housing Community Development	Regeneration Neighborhood	Education Economic Development Crime	CDBG: \$260,000	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
10	NR 2: Support crime prevention activities	2016	2019	Non-Housing Community Development LMA	Regeneration Neighborhood	Education Public Services Crime	CDBG: \$20,000	Public service activities for Low/Moderate Income Housing Benefit: 1 Households Assisted Other: 1 Other
11	ED: Economic Development	2015	2019	Non-Housing Community Development	Regeneration Neighborhood	Economic Development	CDBG: \$925,000	Other: 10 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	PA: Planning/General Administration	2015	2019	Homeless Program Administration and Planning	City of Decatur	Homelessness Planning and General Administration	CDBG: \$1,241,326 HOME: \$197,227	Other: 1 Other
13	OH 1: Housing Rehabilitation Delivery	2015	2019	Affordable Housing	City of Decatur	Housing Planning and General Administration	CDBG: \$406,155	Other: 1 Other

Table 56 – Goals Summary

Goal Descriptions

1	Goal Name	RH: Low income renter housing counseling service
	Goal Description	<p><u>Objective Rental Housing: Provide housing counseling services to low income renter households.</u></p> <p>While numerous programs, services and new housing opportunities have recently been or are currently being provided to address the needs of low income renters, one identified unmet need is for tenant counseling services to assist low-income renters regarding the establishment and maintaining of good credit, the impact of credit scores all leading to the securing and maintaining of decent, affordable rental housing. Staff time is included in the amount that will be used to assist with this goal.</p> <p><u>Actions planned to address this objective:</u> The City works with CICD to provide counseling to low-income renters and homeowners regarding credit including how to establish credit, the impact of good and bad credit related to credit scores, and the overall management of one's credit to improve the housing situation for this population group related to rent and mortgage rates, affordability of home maintenance and the maintaining of housing. Currently, all housing counseling is aimed at homeownership focusing on low-income renters and potential homeowners regarding homeowner rights and responsibilities, budgeting, referral to appropriate services, and case management. Counseling services for rental and homeownership individuals must address these aspects but also issues related to credit. This program would be administered in cooperation with organizations which already deal with this population and these issues. Homeward Bound and CICD provides tenant counseling for residents and are open to expanding this program to other entities.</p>

2	Goal Name	OH: Low income home owner rehabilitation
	Goal Description	<p><u>Objective Owner Housing: Improve existing housing conditions for low-income homeowners.</u></p> <p>The City intends to expend federal funds on programs to address this unmet community need, as few other resources are available for this population group. This not only improves living conditions for low income families, but also allows elderly and persons with physical disabilities to continue living independently, improves energy efficiency, and improves the housing stock and living environment in the city's older neighborhoods. Programs will be city-wide but may focus in the Regeneration Area. Homeowner Housing Rehabilitation Program. Continue the current homeowner housing rehabilitation assistance program, and refine as needed to increase effectiveness. This program brings housing units into full health and safety code compliance, increases energy efficiency, and mitigates lead paint hazards. Also included in the rehabilitation of homes will be accessibility improvements i.e. ramps, widening of doorways, grab bars, etc. for residents with physical disabilities.</p>
3	Goal Name	OH 2: Emergency low income homeowner assistance
	Goal Description	<p><u>Objective Homeownership: Improve existing housing conditions for low-income homeowners.</u></p> <p>Emergency Program. Continue this effective program which provides funding for emergency, life threatening housing repairs for low-income homeowners city-wide.</p>

4	Goal Name	OH 3: First-time homebuyer financial assistance
	Goal Description	<p><u>Objective Owner Housing: Provide financial assistance to low income first-time homebuyers.</u></p> <p>While there are other financial programs to assist low-income first-time homebuyers in Decatur, funds are often depleted well before the need is met and they are only offered in conjunction with specified financial institutions. The City's Homebuyer Program has the added benefits of requiring full health and safety code compliance and mitigation of lead paint hazards thereby improving the affordable housing stock, all while requiring the purchaser to complete a HUD-certified counseling program. Along with counseling services related to homeownership addressing the issues above, it is crucial for homebuyers/owners to have a comprehensive understanding of credit and the impact credit has for potential and current homeowner lending options as well as long term financial sustainability for the overall homeowner management.</p> <p><i><u>Actions planned to address this objective:</u></i> The City of Decatur's Homebuyer Program. The City of Decatur will continue to provide down payment assistance to low-income, first-time homebuyers. This program will be city-wide and will be in the form of a deferred forgivable loan. Continue this effective program to assist low-income in cooperation with local lending institutions.</p>
5	Goal Name	OH 4:Low income affordable home ownership
	Goal Description	<p>Identified as a high priority by consultant and citizen input, allocation of funds to assist a nonprofit or development organization(s) to develop affordable ownership housing for low-income households. Additional affordable for-purchase housing development is currently identified as a priority need by stakeholders. This could include new or rehabilitated existing vacant structures.</p> <p>CHDO Program. The City's annual allocation of HOME funds to a CHDO(s) typically is used for development of new or substantially rehabilitated existing vacant units to provide new affordable for-purchase housing for low-income households. The City will continue funding of qualified projects by certified CHDOs through an annual competitive proposal process, for development of new or substantially rehabilitated existing vacant units to provide new affordable for-purchase housing for low-income households.</p>

6	Goal Name	CD: Increase code enforcement of properties
	Goal Description	<p><u>Objective Community Development: Continue and increase code enforcement on abandoned, unsafe and substandard structures.</u></p> <p><i>Actions planned to address this objective:</i> Neighborhood Inspections Program. Continue, support and strengthen this program which includes the enforcement of housing regulations and legal action against landlords and home owners who are not in code compliance. This improves the quality of both the rental and owner-occupied housing stock, providing better housing conditions and more attractive neighborhoods for the City's low-income residents. Currently, CDBG funds two Neighborhood Standards Officers (NSOs) who are dedicated to housing, zoning, and property standards enforcement. All of the CDBG-funded NSO's code enforcement activities will occur within the Regeneration Area and LMA.</p>
7	Goal Name	CD 1: Continue demolition of unsafe structures
	Goal Description	<p><u>Objective Community Development: Continue and increase demolition of abandoned, unsafe and substandard structures.</u></p> <p><i>Actions planned to address this objective:</i> Demolition Program. Identified as a critically high need by provider consultants and citizen input, the City will work continue and support the demolition of vacant, abandoned, and substandard structures through the enforcement of building code regulations and legal action against property owners, in order to improve safety and quality of older, inner-city neighborhoods to coordinate the demolition process. The Neighborhood Services Department coordinates the demolition process. At least 75% of demolition cases are expected to occur within the Neighborhood Regeneration Area.</p>
8	Goal Name	I: Improve infrastructure
	Goal Description	<p><u>Infrastructure: Continue to improve infrastructure in low income neighborhoods</u></p> <p><i>Actions planned to address this objective:</i> Identified as a moderate need from consultant and citizen input, the City will work to obtain funds to support the replacement of deteriorated sidewalks, streets, sewers and install sidewalk ramps in low to moderate income neighborhoods.</p>

9	Goal Name	PS:Education/training-Job skill development
	Goal Description	<p><u>Objective Public Service: Collaborate with vocational, business, and other organizations to provide new/expanded educational and job training opportunities for low-income residents resulting in an increased number of qualified workers to meet employer demand in Decatur.</u></p> <p><i><u>Actions planned to address this objective:</u></i> Identified as a critically high need from consultant and citizen input was increased adult literacy (reading and math), job training, basic skill knowledge and development, tutoring, education, and employment services. Many area organizations are working to address these needs yet there are significant capacity issues that impede the availability of services for all of those in need. Programs do not have enough funding to hire staff to address these critical needs. The City would consider providing limited funding for an organization/program(s) to assist in these efforts in conjunction with other funding sources. The City will work with local stakeholder groups including: the Economic Development Corporation, Richland Community College, Grow Decatur, Greater Decatur Chamber of Commerce, Decatur Black Chamber of Commerce, Millikin University, local workforce development and job training entities to ensure increased provision of job skills training for individuals seeking and sustaining employment. Included in this goal is assisting individuals with barriers regarding criminal background, additions and mental health issues with job development. Identified as a critical need for economic development and prosperity from consultant input, the creation and development of jobs in order to employ current citizens and attract new citizens to the City is imperative. The City will work actively to enhance current and develop new relationships fostering job creation and development.</p>

10	Goal Name	NR 2: Support crime prevention activities
	Goal Description	<p><u>Objective Neighborhood Revitalization: Support crime prevention activities within the Neighborhood Revitalization Area.</u></p> <p>Identified by citizen and consultant input as a high unmet need, crime prevention was a significant concern with regard to general overall safety as well as safety in neighborhoods. Additionally, a priority to reduce the crime rates in Decatur was identified in particular addressing the low-income neighborhoods most impacted. Moderate concerns regarding both domestic violence and drug trafficking were identified as issues to be addressed. Increased crime prevention measures within the City were identified as a high priority need to reduce these aspects and the negative impact that results from increased crime levels throughout the City. As a part of this effort the City engages in Neighborhood Walks throughout the City of Decatur to evaluate safety and overall needs. <u>Actions planned to address this objective:</u> Consider funding for crime prevention methods such as street design and lighting, increased police presence, police bicycle patrols, video cameras, other security features, and staff support in high-crime areas of the inner city.</p>
11	Goal Name	ED: Economic Development
	Goal Description	Support the Sustainability of the Wabash Crossing Development. Funds will be used for the repayment of a Section 108 loan principal which provided infrastructure in support of the Wabash Crossing affordable housing development.

12	Goal Name	PA: Planning/General Administration
	Goal Description	<p>General program administration costs associated with the administration of the federally funded programs. Staff time is allocated to participate in meetings and activities of the Macon County Homeless Advisory Council, the Working Group on Chronic Homelessness, and other homeless service provider organizations to ensure collaboration and forward movement to end homelessness in Macon County. Staff time is allocated to participate in meetings and activities of the Homeward Bound Review Committee and the Homeward Bound Partnership. Identified as a high need by provider consultant input, staff will work with the Macon County Homeless Council and Homeward Bound, the Working Group on Chronic Homelessness, and other homeless service provider organizations to evaluate the need for increased capacity appropriate, safe and inclusive emergency shelter, transitional and permanent bed and unit.</p> <p>Staff time is allocated to work with the Macon County Homeless Council and Homeward Bound, lead homeless provider who manages HMIS, the Working Group on Chronic Homelessness, and other homeless service provider organizations to streamline the HMIS data process for increased data collection leading to improved service provision and effectiveness. Training and input process/management support will be adapted to effectively work with all stakeholders providing services and having data for input. This will allow for better management of capacity issues related to available housing assisting low-income renters to secure housing and prevent homelessness.</p> <p>-</p>
13	Goal Name	OH 1: Housing Rehabilitation Delivery
	Goal Description	Administration costs associated with the carrying out of housing rehab activities. This ensures that activities are properly carried out and administered.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Through the funding the City of Decatur receives our HOME funding will be utilized for our Homebuyer and HOME residential rehab programs. Both of these programs will allow for the sustainability of affordable housing within the City. Over the next five years the City plans to provide affordable housing opportunities for approximately 100 residents. During the Five Year Plan, the city estimates: 35 extremely low, 35 low income, and 30 moderate income households will received assistance.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Support the DHA's objectives to build or acquire additional housing units and vouchers. The City will work with DHA to facilitate land acquisition, building permits, and construction of additional public housing units in support of both the City's consolidated plan goals and the PHA plan goals.

Assist DHA residents in attaining homeownership. The City will encourage DHA residents to apply for its Homebuyer Program and other homeownership assistance programs provided by private lenders, and will support existing and additional pre- and post- home purchase counseling programs for DHA residents, such as those currently provided by CICD and Novicore.

Continue to support and work with programs that encourage resident self-sufficiency, management and employment opportunities. The City will work closely with DHA ensure that DHA residents are given priority in any tenant counseling and employment and training programs assisted by CDBG funding. If requested, City staff will continue coordinate with self-sufficiency programs by

Activities to Increase Resident Involvements

The Decatur Housing Authority's strategy for addressing housing needs include:

1. Reduce turnover time for vacated public housing units
2. Seek replacement of public housing units lost to the inventory through mixed finance development, acquisition, and other means.
3. Seek replacement of public housing unties lost to the inventory through Section 8 replacement housing resources.
4. Maintain or increase Section 8 lease up rates by establishing payment standards that will enable families to rent through the jurisdiction.
5. Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required.
6. Maintain or increase Section 8 lease-up rates by marketing the program to owners.
7. Maintain or increase Section 8 lease-up rates by effectively screening applicants to increase owner acceptance of the program.
8. Increase the number of affordable housing units by applying for additional vouchers if they become available.
9. Leverage affordable housing resources in the community through mixed finance.
10. Target available assistance to families at or below 30% of AMI.
11. Adopt rent policies to support and encourage work.
12. Target available assistance to the elderly by seeking designation of public housing for elderly only.

13. Seek designation for public housing for families with disabilities.
14. Seek development partners and/or non-HUD sources of funds for development of affordable housing and/or replacement annual contributor's contract (ACC) housing, low income housing tax credits (LIHTC) grants, Etc.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

DHA is not a designated trouble public housing authority.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Public policies that could have a negative effect on affordable housing and residential investment include taxes, land use controls and building codes. The City of Decatur does not have any public policies related to taxes that negatively impact the development of affordable housing or residential investment. Housing taxes are based solely on the assessed value of the property. Land use controls include zoning, subdivision and building codes and cover a large portion of the CDBG Target Areas. When federal funds are a part of affordable housing development, subsidies and assistance related to environmental issues are easily obtained. Building code requirements and fees are the same and do not change related to the varied residential developments and do not present any barriers to affordable housing or residential development.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The new affordable housing constructed in Decatur over the years is proof that our policies have encouraged its development therefore it is unlikely that any public policies create deterrents for new affordable housing development. The Enterprise Zone through the Economic Development Corporation (EDC) and Tax Increment Financing (TIF) incentives provide opportunity for businesses to develop and assist the community in dealing with blighted areas. The City utilizes zoning regulations to address barriers of restriction issues for the number of persons allowed to share dwelling units. The regulations allow for creative development and provide incentives to construct affordable housing/economic development. The City uses these flexible land use regulation tools to encourage further development of affordable housing and is open to changes in the Zoning Regulations based on changing community need. Decatur's building fees are comparable to other cities and do not present barriers to development. The City utilizes the "International Existing Building Code". The Building Inspections Division works closely with developers of any affordable housing projects to eliminate any barriers and ensure timely completion. In addition, code officials allow variances or use some flexibility with certain codes to decrease the expense of a rehabilitation or *affordable* housing project as long as life safety requirements are met. The monthly Technical Review Committee (TRC) meetings assist developers with questions and issues about all areas of building/housing development. The committee is comprised of all departments involved in the community including city, police, fire, etc. Decatur utilizes its taxing authority to stimulate redevelopment in its older, most affordable neighborhoods. The "Olde Towne Redevelopment Plan and Project Area" ordinance authorized tax increment financing (TIF) to finance redevelopment project costs. Along with rehabilitation and redevelopment of blighted sections of the downtown, use of the TIF funds included visual enhancement of the residential area through streetscaping and signage, helping to stabilize and preserve this affordable, historic neighborhood. The adoption of the "Near North Redevelopment Project Area and Redevelopment Plan" and approved tax increment financing supported this project, now Wabash Crossing. TIF funds were used for infrastructure and public improvements in support of this major affordable housing development. An identified barrier to affordable housing is the existence of national and local historic

districts. Nationally recognized are the Decatur, the Decatur Downtown, and the West End Historic Districts. Locally recognized are the Near West and the Macon Place Historic Districts and all are located in the “inner city” that has some of its most affordable housing. Within the locally designated historic districts, a Certificate of Appropriateness is required before any architectural alterations are made to any structure. Within the national historic districts, any use of federal funding requires a review process for building rehabilitation, and specific federal guidelines must be followed in the rehabilitation work. These requirements increase time and expense, and act as a disincentive to rehabilitation of affordable housing in these areas. The City’s historic housing stock preservation is important for the community as historic district designation enhances property values and safeguards the heritage of the community for the education, pleasure, and enrichment of all citizens.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City believes access to any component of the Continuum of Care system can provide access to the whole system. This concept was called the "No Wrong Door" concept. It is a goal to identify the need or potential need early and intervene. Certain organizations perform outreach to specific groups or needs, every organization does outreach by linking the person to the appropriate resource. The Oasis Drop-In Center, run by Heritage Behavior Health Center, is often the primary point of outreach and engagement in services for the homeless. The Good Samaritan Inn and the Decatur-Macon County Opportunities Corporation (DMCOC) are other common points for outreach and identification of person in need of additional services.

Assessment services are primarily provided by Heritage Behavioral Health Center (HBHC), Homeward Bound, DOVE, Inc., and DMCOC. These agencies provide initial assessments, make determinations of homelessness, assess eligibility for mainstream resource, monitor requests, and link person with the appropriate source. Additional points of contact are through groups, such as: Decatur Coalition for Veterans, Youth Advocate Program, social service providers, and the re-entry population through Macon County Support Advisory Council (MCSAC).

All homeless persons are eligible for services: case management, GED classes, health services, alcohol and other drug abuse treatment, mental health services, budget counseling parenting classes, etc.

Addressing the emergency and transitional housing needs of homeless persons

Within the city, Outreach Specialists gather pertinent information and a case manager begins working with the client. The city has six short term emergency shelters. A seventh family emergency shelter was open for a few years. In December 2014, the shelter was closed. The city has a number of transitional housing units. Some of the units are available for ex-offenders and veterans.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City of Decatur partnered with housing and service providers to develop a Ten Year Plan to End Chronic Homeless. This document has been attached. The document identifies housing units and services within the community as well as the strategy. The City of Decatur, along with the other Homeless partners, refer clients to case managers where clients are linked with services and housing.

The goal is provide services necessary to provide a clear path to success. Should opportunities become available, all partners will develop a strategy and application to request funding for housing and case management.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Mainstream services are offered which focus on ending homelessness as well as prevention of homelessness. These services include but are not limited to: housing, education, financial counseling, mental health, substance abuse, and employment and training services. The agencies and government bodies collaborate to create an environment which provides maximum benefit to those in need or potential in need of assistance.

Ten Year Plan to End Chronic Homelessness



City of Decatur, Illinois

February 2010

Rev. 2010/02/19

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Rev. 2010/02/19

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Executive Summary

Decatur has **50 households who are chronically homelessness** as defined by the United States Department of Housing and Urban Development. Of these, 45 are individuals and the other five are family units. This is a **71% decrease** from the 173 persons identified in 2005. However, the number of households at risk of becoming chronically homeless is on the rise. We estimate that there are approximately **150 households at risk of chronic homelessness**.

The nature of chronic homelessness in Decatur is **different than in large metropolitan areas**. It is likely to be short term. Most chronically homeless persons are the first persons in their families to be homeless. They tend to have high levels of trust in service systems. They express strong spiritual needs and are forthcoming about their substance abuse and mental health issues. While the Decatur community has done well at providing housing and services, there are gaps in the system such as emergency shelter for certain families, drug and alcohol-free housing, and procedural delays.

The **participation of the City of Decatur** has been a key factor with planning, technical assistance, and financial support, as well as facilitating developments. Decatur has actively and effectively addressed chronic homelessness. Plans for supportive housing and services are guided by the Macon County Homeless Council which is the designated planning body for HUD Continuum of Care programs in Macon County.

Decatur offers a **significant number of resources** for the chronically homeless. Several prevention programs reach people who are at risk of homelessness. There are six short-term emergency shelters with a seventh in the planning stages. Decatur has 48 units of transitional housing and a large inventory of permanent supportive housing. This is attributable to aggressive planning and a history of collaboration among developers, service providers, and local government.

Our community's continued success rests on a three-pronged approach: **prevention, housing and services**. Our **prevention strategy** targets three groups at risk of becoming chronically homeless: homeless families with school children, young adults, and applicants for assistance from the new Homeless Prevention and Rapid Re-Housing Program (HPRP).

The community should continue developing a **wide range of housing choices** for homeless individuals and families. All housing for the homeless should be decent, safe and affordable. Supportive housing will be secure, physically attractive, and located in safe and welcoming neighborhoods. The community needs to sustain its network of **effective intensive services**, including case management, community support, and daily living skills development.

Recommendations of the Ten Year Plan Working Group call for:

- Obtaining **accurate data** about chronic homelessness and **estimating housing needs** on an annual basis
- Increased use of the **Homeless Management Information System (HMIS)** by all prevention and housing programs to effectively serve people in need
- Enhanced **coordination among local prevention programs** to interrupt the process leading to chronic homelessness as early as possible
- Plugging **gaps in the emergency shelter** system
- Developing a community-based system to **screen proposals** for additional housing to assure that new projects will fill unmet needs
- **City shall support projects** which address identified needs in the Ten Year Plan to End Chronic Homelessness and the 2010-2014 Consolidated Plan.
- Encouraging **flexible use of housing resources** whenever possible instead of restricting housing units or beds to specific categories
- Sustaining the strong system of **supportive services**
- Encouraging the development of an innovative **Chaplaincy Program** to serve the homeless and those at risk of homelessness

Given the size of our community and the limited scope of chronic homelessness in our community, **Decatur can and will resolve chronic homelessness** within the next ten years.

Definitions

The definition of chronic homelessness is continually evolving. The Ten Year Plan Working Group wrestled with several definitions of **homelessness** and **chronic homelessness**.

Homelessness

HUD's definition of **homelessness** is the most restrictive of any federal agencies. It reads:¹

*A person is considered **homeless** only when he/she resides in one of the three places described below:*

- 1. Places not meant for human habitation, such as cars, parks, sidewalks, and abandoned buildings;*
- 2. An emergency shelter; or*
- 3. Transitional housing for homeless persons.*

If a person is in one of these three places, but most recently spent less than 30 days in a jail or institution, he/she qualifies as coming from one of these three categories.

Other federal and state entities use broader definitions, considering people **homeless** if they lack a permanent address or if they are living place to place with family and friends. For example, the Department of Education's definition is rooted in its authorizing legislation:²

The term "**homeless children and youths**":

- (A) Means individuals who lack a fixed, regular, and adequate nighttime residence (within the meaning of section 103(a)(1)); and
- (B) Includes —
 - (i) children and youths who are **sharing the housing of other persons** due to loss of housing, economic hardship, or a similar reason; are living in motels, hotels, trailer parks, or camping grounds due to the lack of alternative adequate accommodations; are living in emergency or transitional shelters; are abandoned in hospitals; or are awaiting foster care placement;
 - (ii) children and youths who have a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings (within the meaning of section 103(a)(2)(C));
 - (iii) children and youths who are living in cars, parks, public spaces, abandoned buildings, substandard housing, bus or train stations, or similar settings; and
 - (iv) migratory children (as such term is defined in section 1309 of the Elementary and Secondary Education Act of 1965) who qualify as homeless for the purposes of this subtitle because the children are living in circumstances described in clauses (i) through (iii).

¹ 24 CFR 583.5.

² Subtitle B of Title VII of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11431 et seq.), Section 725.

The above definition encompasses those who are **sharing housing** as well as children **awaiting foster placement**. Neither of those groups is included in HUD's definition. As another example, the Department of Health and Human Services has used a definition that specifically includes "**doubled-up**" persons, and provides guidance on what constitutes doubled-up status:³

"Homeless" persons are those who lack a fixed, regular, adequate nighttime residence, including persons whose primary nighttime residence is: a supervised public or private shelter designed to provide temporary living accommodations; a time-limited, non-permanent transitional housing arrangement for individuals engaged in mental health and/or substance abuse treatment; or a public or private facility not designed for, or ordinarily used as, a regular sleeping accommodation.

"Homeless" also includes "doubled-up" – a residential status that places individuals at imminent risk for becoming homeless – defined as sharing another person's dwelling on a temporary basis where continued tenancy is contingent upon the hospitality of the primary leaseholder or owner and can be rescinded at any time without notice.

³ Substance Abuse and Mental Health Services Administration: Development of Comprehensive Drug/Alcohol and Mental Health Treatment Systems for Persons Who are Homeless (Initial Announcement), 2006.

Chronic Homelessness

The federal government's initial definition of **chronic homelessness** restricted the group even further.⁴

Either (1) an unaccompanied homeless individual with a disabling condition who has been continuously homeless for a year or more; or (2) an unaccompanied individual with a disabling condition who has had at least four episodes of homelessness in the past three years.

The recently enacted HEARTH Act, which reauthorized HUD's Continuum of Care homeless programs, expanded the definition of chronic homelessness to include households and certain other persons.⁵

The term 'chronically homeless' means, with respect to an individual or family, that the individual or family—

- (i) is homeless and lives or resides in a place not meant for human habitation, a safe haven, or in an emergency shelter;*
- (ii) has been homeless and living or residing in a place not meant for human habitation, a safe haven, or in an emergency shelter continuously for at least 1 year or on at least 4 separate occasions in the last 3 years; and*
- (iii) has an adult head of household (or a minor head of household if no adult is present in the household) with a diagnosable substance use disorder, serious mental illness, developmental disability (as defined in section 102 of the Developmental Disabilities Assistance and Bill of Rights Act of 2000 (42 U.S.C. 15002)), post traumatic stress disorder, cognitive impairments resulting from a brain injury, or chronic physical illness or disability, including the co-occurrence of 2 or more of those conditions.*

For the purpose of **determining the number** of chronically homeless persons in Decatur, the Ten Year Plan Working Group adopted the HEARTH Act definition which excludes persons living place-to-place or with relatives and friends but includes households of more than one person. However, **for planning purposes**, the Working Group considered the needs of all individuals and households who are homeless or at imminent risk of becoming homeless.

This recognizes that chronic homelessness is usually the culmination of a process. Sometimes the process begins with release from a correctional, foster care, or mental health institution. Sometimes it begins with an addiction or mental illness, sometimes with a change in family status or an economic reversal. It leads to loss of a permanent address, through stays with relatives and friends and then to brief episodes on the streets or in shelters. To eliminate chronic homelessness, providers must interrupt the process as early as possible.

⁴ Defining Chronic Homelessness: A Technical Guide for HUD Programs, 2007.

⁵ Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009, Sec. 103. [42 USC 11302].

Scope of the Problem

The Working Group estimates that Decatur has **50 households who are chronically homelessness** as defined by the HEARTH Act. Of these, 45 are individuals and the other five are family units. This number was ascertained from the 2009 Point-in-Time count of homeless persons conducted by Macon County Homeless Council and interviews with administrators at Oasis Drop-in Center and Good Samaritan Inn.

The data were fairly consistent in agreeing that Decatur has about 50 households who fit within the formal definition of chronic homelessness. However, the results of the last few Point-in-Time (PIT) counts varied widely from a high of 147 in 2003 to a low of 33 in 2009.⁶ Additionally, the PIT numbers did not coincide with a non-PIT count of chronically homeless conducted in 2005 for the *Five Year Supportive Housing Plan for Chronically Homeless Persons*. The 2005 count, which was the most accurate enumeration to date, found 173 chronically homeless individuals.⁷

The current estimate of 50 persons is a **71% decrease** from the 173 persons identified in the 2005 count. This improvement is largely due to additional services and housing provided by local agencies with substantial assistance from the City of Decatur.

Meanwhile, the number of households at risk of becoming chronically homeless is on the rise. The Working Group estimates that there are approximately **150 households at risk of chronic homelessness**. This number was obtained from the 2009 Point-in-Time count and the Decatur Public Schools' Education for Homeless Children and Youth Program administered by Project Success. Project Success tracks homeless children year-to-year, and its records show an increase every year since 2004.

At first glance, these two sets of numbers seem contradictory. The actual population of chronically homeless is decreasing while the at-risk group is growing. Two factors may help in understanding this phenomenon:

- Most at-risk persons do not become chronically homeless. With skilled intervention from schools and nonprofits most of them are diverted from the route leading to long-term homelessness.
- Due to the economic recession, larger numbers of persons, especially formerly working families, are entering the at-risk pool. However, the process of becoming chronically homeless usually takes several years. A recession does not result in an immediate increase in chronic homelessness.

A significant number of homeless are veterans. The U.S. Department of Veteran Affairs estimates that there are 291 homeless veterans in central Illinois, although they do not have specific estimates for Macon County.

⁶ Unfortunately, the 2009 PIT count omitted all unsheltered homeless persons.

⁷ The 2005 count included all persons who would be considered chronically homeless, even if they were not technically homeless at the time of the count.

Characteristics of Chronic Homelessness

The nature of chronic homelessness in Decatur is different than in large metropolitan areas. In larger cities the chronically homeless are more visible than in Decatur. They tend to be homeless for years at a time, living on the streets and clustering in public places. By contrast, chronic homelessness in Decatur is characterized by the following:

- It is likely to be short term. Few of Decatur's chronically homeless have been on the streets for years. They are more likely to experience periodic episodes of homelessness lasting anywhere from a few days to a few months. Between these episodes they stay with friends or relatives but they rarely have places of their own.
- Most chronically homeless persons are the first persons in their families to be homeless. Homelessness is unlikely to be intergenerational in Decatur.
- They are unlikely to identify themselves as homeless. When asked directly if they are homeless, many will say no.
- They tend to have high levels of trust in service systems, especially Heritage Behavior Health Center. This is due, in large part, to the long-term presence of outreach and engagement programs such as the Oasis Drop-In Center and Good Samaritan Inn.
- They tend to be willing to talk about their situations. They are not hesitant to discuss their experiences.

Under the guidance of Assistant Professor Mary Garrison, Millikin University students conducted personal interviews in late 2009. The Millikin team interviewed 18 Decatur residents who were homeless or formerly homeless. The interviews were designed not as an objective study but as an opportunity to explore how people become homeless, how they perceive their situations and needs, and what specific interventions can effectively interrupt the process that leads to chronic homelessness. The Millikin team identified several recurrent themes that characterized the homeless population in Decatur:

- **Spirituality.** Many of the individuals reported high levels of spirituality. They cited religion as one of the major forces in keeping them alive. Many read Bibles and other religious works on a regular basis, some attended church devotedly, and several demonstrated a constant awareness of spiritual issues and questions.

At the same time, they expressed resentment at having religion forced on them through mandatory attendance at worship or prayer meetings. In some cases they felt that local agencies made such participation a condition of housing or services.

- **Alcohol and Substance Abuse.** Fourteen of the 18 self-reported problems with addictive drinking and drug use. This was consistent with national data which finds a correlation between substance use disorders and chronic homelessness. However, it was surprising that so many individuals acknowledged their substance use addictions.

Many of them expressed concerns about drinking and drug use in shelters and other housing, including some facilities where alcohol and drugs are prohibited. They said the presence of alcohol and drugs presented them with strong temptations. Some said they would rather live on the streets than in a shelter or housing project where others used alcohol and drugs.

- **Mental Illness.** The majority of persons interviewed acknowledged histories of mental illnesses. As with substance abuse, this was consistent with national data. However, the fact that so many of them were open about their mental health issues was unexpected.

Almost every one in this subgroup was in treatment at Heritage Behavioral Health Center, and they readily discussed the importance of staying on medications. This was very unusual; in most communities, the mentally ill homeless population is not in treatment and is very resistant to mental health services. It, no doubt, reflected the long-term effectiveness of Heritage's engagement efforts, especially the Oasis Drop-In Center.

- **Criminal Involvement.** A substantial proportion of persons had criminal histories, including incarceration. Depending on the nature of the conviction, this made it difficult to obtain permanent housing, especially in federally subsidized projects.
- **Family History.** Most of the persons interviewed were the first in their families to experience long-term homelessness. Some had come from intact families with a few from households that would be considered very stable.
- **Episodic Homelessness.** Among those who met the federal definition of chronic homelessness, the majority had experienced multiple episodes of short-term homelessness (at least four episodes in three years), rather than longer periods of homelessness extending 12 months or more.
- **Mortality Awareness.** The persons interviewed had a heightened awareness of mortality. Many had lost family members early in life, especially mothers, and some of these lacked a positive male adult role model. A surprisingly large number felt they might die in the next year or two. This awareness of mortality could be linked directly to the increased connection to spirituality.
- **Denial of Homeless Status.** Many did not perceive themselves as homeless. Some saw homelessness as temporary, even though they had experienced repeated episodes. It is possible that the term "homeless" carried stronger negative connotations than addiction or mental illness.

Needs of Chronically Homeless People

Based on the Millikin interviews and additional research, the Ten Year Plan Working Group identified four major gaps in housing and services:

- **Meals.** The Good Samaritan Inn provides one noontime meal per day, seven days a week. Several churches and faith-based groups serve meals once a week or on a monthly basis. Others operate food pantries. Schools offer meals and snacks meals for children in low-income families during the academic year, and the Decatur Park District provides free lunches and snacks to children under age 19 during the summer at sites throughout Decatur. However, there is a need for better coordination among the meal sites to assure that three nutritious meals are available to all, every day of the year.
- **Emergency shelter for certain family compositions.** Only one local shelter will accept two-parent families. The shelter requires written proof of legal marriage, which few homeless families can provide. No shelter serves one-parent families headed by men. Other shelters have restrictions on housing boys over age 10. Mothers who are minors have difficulties being admitted to shelters, although if they are enrolled in public school, the school district will provide motel vouchers.
- **Drug and Alcohol-Free Housing.** Persons in recovery from alcohol and substance abuse report that drinking and drug use occurs in some shelters and housing projects, despite rules prohibiting it.
- **Procedural Delays.** Processing applications for assistance can take a long time. This occurs internally within shelters and housing providers and externally in agencies providing cash assistance.

Beyond affirming the need for shelter, the Working Group is not making specific estimates of need for additional housing. Due to deficiencies in past PIT counts and missing data, the information currently available is incomplete and cannot be used to create accurate estimates.

Instead, the Working Group recommends that the Homeless Council prepare annual estimates of housing needs at each level: emergency shelters, transitional housing, safe havens, and permanent supportive housing. This will permit the City and its partner agencies to have current information throughout the ten year implementation period.

Progress and Resources

The Decatur community has actively and effectively addressed the issue of chronic homelessness.

Special HOME Allocation

In 2004, soon after the federal government tackled chronic homelessness, the City of Decatur was awarded a competitive \$500,000 grant from HUD to develop permanent housing for chronically homeless individuals. The funds were derived from unexpended HOME funds in other communities. Only 13 jurisdictions in the country received such awards.

The City, in turn, allocated the funds to the Neighborhood Housing Development Corporation (NHDC), a successful Community Housing Development Organization (CHDO). NHDC used a portion of the funds along with a planning grant from the Corporation for Supportive Housing to develop and submit to the City a *Five Year Supportive Housing Plan for Chronically Homeless Persons*. This plan was submitted to the City in September 2005.

As a result of that plan, NHDC leveraged over \$200,000 in capital funding from other sources to rehabilitate three structures that now house 29 chronically homeless persons: a seven-bed Safe Haven, an eight-unit apartment building, and a 14-unit SRO (single-room occupancy project). In partnership with NHDC, Heritage and Dove obtained funds for supportive service and operations from state and federal sources for these developments. The Decatur Housing Authority (DHA) contributed Section 8 rental housing subsidies.

Inventory of Resources

Decatur offers a significant number of resources to reach those on the verge of homelessness. It also has a range of housing options, although severe gaps remain.

Early Identification and Prevention

A number of programs reach out to people at risk of homelessness. Four of the most prominent programs are described below:

- **Decatur Macon County Opportunities Corporation (DMCOC)** provides emergency funds for utility payments. It also has emergency housing units for families and provides motel vouchers.
- **The Decatur Public Schools Education for Homeless Children and Youth Program**, administered by Project Success, has a variety of assistance available for families with children enrolled in the public schools. It offers housing vouchers, free school meals, school supplies, backpacks, clothing, case management and supportive services.

- The new **Homeless Prevention and Rapid Re-Housing Program (HPRP)** provides rent vouchers (short-term and medium-term), utility assistance, back rent payments and case management for homeless and near-homeless households. It is administered by Dove's Homeward Bound program.
- **Oasis Drop-In Center** serves many "street people" who are not homeless by HUD standards but lack permanent living quarters of their own. Oasis offers a warm location and social activities during the day with a range of on-site services. It focuses on adults who are homeless or at risk of homelessness. Oasis is a program of Heritage Behavioral Health Center. Welcoming an average of 175 persons a day, Oasis is viewed as a model for many other communities.

In addition to these programs, several other organizations can provide emergency financial assistance or help with medical needs, transportation, food and clothing. Two HUD-approved Housing Counseling agencies (Community Investment Corporation and Central Illinois Debt Management and Credit Education) assist persons faced with foreclosures.

Emergency Shelters

There are six short-term emergency shelters with a seventh in the planning stages:

- Decatur Cares Rescue Ministry operates two shelters. **Grace House** has 14 beds for individuals, and 4 family units with eight beds. **Water Street Mission** has 16 beds of single men.
- The **Salvation Army** has 30 beds for single men.
- Dove's **Domestic Violence Shelter** has 10 beds for individual women, and 11 units with 18 beds for families headed by women.
- **God's Shelter of Love** has 7 beds for single women and 4 family units with 8 beds.
- Victory Temple's **Second Chance Shelter** has 12 beds for single men.
- The Interfaith Action Committee to End Poverty in Decatur is planning a new family shelter, **Decatur Family Refuge**. It will provide 5 family units with 15 beds.

Transitional Housing

Decatur has 48 units of transitional housing that are dedicated to the homeless. Households can stay for up to 24 months while receiving intensive services and preparing for permanent housing. These include 17 units for individuals, and 31 units for families with a total of 55 beds. These units are arrayed in three projects, two operated by Dove and one by Virtue House, which targets single women.

The community also has two transitional projects targeted to ex-offenders and one serving veterans. The Illinois Department of Corrections (IDOC) has a contract with Dove (through Homeward Bound) to provide temporary housing for 60-90 days for persons released from state prisons. This contract is open-ended and pays on a per capita basis. A Peoria-based organization, New Pathways is opening a ten-bed facility on West King Street for ex-offenders under a contract with IDOC. Tenants are responsible for rents of \$300 per month at New Pathways, which will serve men returning from drug rehabilitation, homeless men, as well as ex-offenders.

Heritage provides transitional housing for homeless veterans under a contract with the Department of Veterans Affairs (VA). Heritage provides room and board for up to six months with extensions possible for another six months. It can serve up to eight persons.

Permanent Supportive Housing

Decatur has a large inventory of permanent supportive housing. On a per capita basis, Decatur probably has as many units of supportive housing as any community in the region. This is attributable to aggressive planning and a history of collaboration among developers, service providers, and local government.

Four projects are restricted to chronically homeless individuals. They have a total of 31 units:

- **Clay Street SRO** (14 units, all single-room occupancy). This project is owned by Dove, rehabilitated by NHDC and managed by Heritage. Heritage provides on-site supportive services.
- **Lindwood Apartments** (8 units, all efficiencies). Lindwood is owned by NHDC, which also rehabilitated the project. Heritage provides services to its tenants.
- **Antioch Safe Haven** (7 beds). The Safe Haven offers permanent housing for the most difficult to serve homeless. It has private bedrooms, common areas and round-the-clock supervision. It is usually a step toward treatment; most tenants eventually move on to more independent housing. It is owned by Antioch Missionary Baptist Church and was rehabilitated by NHDC. Heritage provides on-site services, and Dove supports operating costs with a HUD grant.
- **Rent Subsidies** (2 scattered-site units). Dove manages this project with funds from HUD.

The community has three permanent housing projects that exclusively serve homeless persons including, but not limited to, the chronically homeless. These projects have a total of 77 beds:

- **Shelter Plus Care** (32 units, including 3 family units with 8 beds and 29 units for individuals). Shelter Plus Care (S+C) is a HUD rental subsidy program targeted at the homeless. S+C is similar to Section 8, only with fewer restrictions and with required supportive services. It is managed by DHA and Heritage.

- **Elmwood Apartments** (8 units, including 6 family units with 18 beds and 2 units for individuals). A joint project of Dove and First Presbyterian Church, Elmwood houses formerly homeless families and individuals, most of them coming from transitional housing.
- **Harbor Place** (8 family units with 20 beds). Owned by Dove, Harbor Place serves single-parent homeless households headed by women in recovery from substance use disorders. Heritage provides supportive services.

In addition, there are four existing permanent housing projects with 84 individual units that serve **persons with mental illness**. They often give special consideration to applications from homeless individuals:

- **Heritage Fields** (32 units). This project is owned and managed by Heritage.
- **Macon Street Housing** (24 units). This project is owned by DHA and managed by Heritage.
- **Heritage Grove** (17 units). This project is owned and managed by Heritage.
- **Pine Street Apartments** (11 units). This project is owned and managed by Woodford Homes.

Three other projects are **under development** that will add about 40 units. These will serve persons with special needs and prioritize homeless individuals:

- **Charles Street Supportive Housing** (12 units for individuals). This project will serve persons with mental illness, with three units targeted for homeless persons. It is owned by Charles Street Supportive Housing, Inc. and will be managed by Woodford Homes.
- **Camelot Supportive Housing** (11 units for individuals). This project will serve persons with mental illness, with three units targeted for homeless persons. It is owned by Camelot Supportive Housing, Inc. and will be managed by Woodford Homes.
- **D&O Apartments** (17-18 units for individuals and families). This project will serve veterans, including homeless veterans. It will be owned and managed by D&O Properties One. Thirteen units will be in a rehabilitated apartment complex; the others will be in rehabilitated scattered-site single family homes.

HUD'S VASH (Veterans Affairs Supportive Housing) program could provide permanent rental subsidies for homeless veterans, but the program is not active in Macon County as yet.

Homeless Council

Plans for supportive housing and services are guided by the **Macon County Homeless Council**, which is the designated planning body for the HUD Continuum of Care program in Macon County. The Homeless Council is a collaborative effort of seven local entities: City of Decatur, Decatur Housing Authority, Community Investment Corporation of Decatur, Decatur-Macon County Opportunities Corporation, Dove Inc., Heritage Behavioral Health Center, and Neighborhood Housing Development Corporation. The group has designated Dove as the lead agency. The Homeless Council has an advisory body that includes 67 public and private entities that address homelessness along with a number of individual citizens.

The **participation of the City of Decatur** has been a key factor in the production of supportive housing. The City has assisted through planning, technical assistance, and financial support, as well as facilitating developments with planning, zoning approval and the building permit process.

Strategic Plan

There is no single solution to the challenges faced by chronic homelessness in the Decatur community. No one approach will work for every person or every household faced with long-term homelessness.

Our community's success rests on the continued development of our three-pronged approach: **prevention, housing and services**. Using this approach, the Decatur community has made enormous strides toward the virtual elimination of chronic homelessness in the past few years. Given the smaller size of our community and the limited scope of chronic homelessness in Decatur, Decatur can and will resolve chronic homelessness.

Early Identification and Prevention

Persons do not become chronically homeless in an instant. It is the result of a process that takes years. Identifying and intervening in the early stages – before and during the first episodes of homelessness – is critical to ending chronic homelessness.

Decatur's Early Identification and Prevention strategy targets three groups at risk of becoming chronically homeless:

- **Homeless families with school children.** Through Project Success, the Decatur Public Schools Education for Homeless Children and Youth Program intervenes with families during their first episodes of homelessness. The school district utilizes an expansive definition of homelessness; it serves those who are "couch surfing," doubled-up and living in motels. This broad coverage allows us to interrupt the process at its earliest stages.

The strategy calls for closer integration of this program with the existing Continuum of Care system, including joint staffings, coordinated case management, and utilization of the HMIS database for all clients.

- **Young adults.** Certain persons in the 18-24 age bracket category are at higher risk of facing long-term homelessness:
 - Persons aging out of the state child care system
 - Those emerging from institutional care in correctional and other systems
 - Those affected by mental illness, substance abuse and/or developmental disabilities

This strategy calls for developing systematic methods of identifying young adults who face high risk of becoming chronically homeless in the future and providing them with interventions.

- **Applicants for assistance from the Homeless Prevention and Rapid Re-Housing Program (HPRP).** The HPRP program targets households in the early stages of homelessness whose issues can be resolved with a few months of rent-subsidized housing combined with services. While this group overlaps with the other two, it includes many others, including households impacted by unemployment, illness, and the home mortgage crisis.

This strategy calls for using the HPRP applicant pool to identify households at risk of becoming homeless and intervening with services to keep them in their homes when possible, and offering a clear path to permanent housing when not.

Additionally, the community needs to set a goal of providing three meals per day, seven days a week, for those who are homeless or in dire financial straits. This will entail coordination and planning among the Good Samaritan Inn, the faith community, and others. With its new facility and its track record of success, Good Samaritan Inn could take the lead in coordinating this effort.

Housing

Range of Housing. The community should continue developing a wide range of housing choices for homeless individuals and families. No one form of housing serves the needs of every person or family. Nor is there one path that works for everyone. For some, the “**Housing First**” model is best; immediate placement in permanent housing will end their chronic homelessness. For others, the “**Continuum of Care**” approach is more appropriate. They do better when they progress through various forms of housing to the most independent housing they can manage.

The range of housing opportunities includes **many forms** of housing:

- Emergency shelters for short-term homelessness
- Transitional housing
- Safe Haven
- Single-room occupancy
- Site-base permanent supportive housing
- Scattered site permanent supportive housing

Earmarking units for exclusive use by persons who are chronically homeless by HUD definition is not an efficient use of limited resources. Future production will be guided by utilization of current housing stock as well as the efficiencies of producing flexible units that can be used by non-chronic homeless. Earmarking may have the effect of increasing chronic homelessness by denying housing to those who are on the road to becoming chronically homeless.

Developing and maintaining units is a joint effort of local government, federal and state resources and nonprofit agencies. The importance of supportive and cooperative city government cannot be overstated. Decatur’s accomplishments to date would not have

occurred without the continuous support of the City including funding, planning, zoning, permitting, neighborhood revitalization, law enforcement, and technical assistance.

Property Management. All housing for the homeless should be decent, safe and affordable. Supportive housing will be secure, physically attractive, and located in safe and welcoming neighborhoods. The role of property management in protecting assets is crucial. Negative and/or dangerous behavior will be minimized for the safety of all residents as well as neighbors and the community.

All housing projects should strive to develop and sustain positive relationships with their neighbors. This entails designing buildings to complement their settings, using minimal signage, adhering to high standards of property maintenance, controlling noise and visitor traffic, enforcing rules, joining neighborhood organizations, attending neighborhood activities, and responding to issues and complaints promptly and effectively.

For those in recovery from alcohol or other substance addictions, sober “dry” housing is crucial. Operators of housing at all levels (emergency shelter, transitional and permanent) must respect those in recovery in the implementation and enforcement of rules.

Services

To continue decreasing chronic homelessness, the community needs to **sustain its network of effective intensive services** including case management, community support, and daily living skills development. Services should be rooted in evidence-based and best-practices approaches such as engagement, stages of change and motivational interviewing. As future research is conducted, providers should remain open to new approaches that prove effective.

Decatur has an **extremely strong and effective system** of services compared with most communities in the nation. Decatur’s system is characterized by a high level of cooperation and collaboration among service providers, and by evidence-based and outcome-based programming. Unlike most communities, in Decatur, the homeless population holds service providers in **high esteem**; they have little distrust and hesitancy toward human service agencies.

The key priority in the face of declining state and support for community-based services is to maintain the key elements of the current system.

- Outreach and engagement
- Daily living skills with flexible delivery
- Case management
- Interagency collaboration

Chaplaincy Program. Decatur could expand and improve its supportive service system by developing an innovative Chaplaincy Program to respond to **spiritual issues** of homeless persons. Trained personnel could listen and respond to spiritual concerns. This would be a multi-faith and combined effort of several organizations. It would have two components:

- Training **current responders** (person in positions to be approached for counsel) in appropriate listening and support techniques for working with the homeless. Current responders include clergy, lay leaders, church staff, parish nurses, and behavioral health advocates.
- Creating a position of **“Chaplain to the Homeless.”** This person would call on shelters, housing developments, the Oasis, Good Samaritan Inn and other places where homeless and “street people” congregate.

Recommendations

Most Ten Year Plans express goals in terms of production of new permanent supportive housing that is limited to the chronically homeless population. This would not work for Decatur for four reasons:

1. The nature of chronic homelessness is different. To eliminate chronic homelessness in Decatur, the community needs to focus on identification and prevention before and during early stages of homelessness.
2. Decatur already has a relatively large supply of supportive housing in comparison with cities of similar size.
3. Restricting housing to only the chronically homeless is an ineffective use of resources. Our community has a number of homeless persons and families who fall short of the restrictive federal definitions. Rather than asking them to wait until they qualify for housing, the community needs units which are flexible.
4. The City and its partners cannot control housing production. Nearly all capital funding for housing development originates with federal and state agencies, not at the local level. This plan needs to set out goals and objectives which are under the local community's span of control.

The recommendations of the Ten Year Plan Working Group are consistent with emerging national approaches which focus on at-risk families as well as veterans, and which stress measurable outcomes and results. The recommendations fall into four categories: Data and Tracking, Prevention, Housing Planning, and Supportive Services.

Data and Tracking

Recommendations in this area are intended to improve data collection and client tracking.

Data Collection. HUD requires that a Point-in Time (PIT) count be conducted in every Continuum of Care area at least once every two years. HUD recommends that communities conduct PIT counts every year. The Homeless Council is responsible for conducting this enumeration. While the PIT counts have produced varying results, they have made clear that the community has a significant number of chronically homeless persons and an even greater number of households who are at risk of becoming chronically homeless. The Homeless Council has improved its methods of conducting the PIT and analyzing the results. However, prior to 2010, PIT counts in Macon County were hampered by inconsistencies in definitions, methodologies and reporting formats.

Recent expansions in the local Homeless Management Information System (HMIS) will also provide a valuable source of information on the nature and scope of homelessness. HMIS is a web-based data collection and client tracking system. All HUD-funded homeless programs are required to participate in the community-wide HMIS network which is managed by Dove's Homeward Bound program.

***Recommendation #1:** The Homeless Council will conduct Point-in-Time counts of the homeless and estimates of housing needs on an annual basis, using accurate and consistent methods. The estimates of housing need will be based on PIT counts, utilization statistics and provider expertise. The Homeless Council will release the results to the City and the general public within 60 days of the count.*

Client Tracking. Many homeless providers utilize HMIS to enter and track individual clients. The HMIS system has expanded to include persons applying for assistance under the new HPRP program.

When used system-wide, HMIS can improve client services and obtain valuable data for analysis and planning purposes. Not all homeless providers in Decatur use HMIS. By federal law, domestic violence programs such as Dove's are currently prohibited from entering client-level data in HMIS systems. Several emergency shelters do not participate. Project Success has not been invited into HMIS. Some non-participating providers will face challenges in terms of capacity, confidentiality and logistics. With adequate support and training, most of these hurdles can be overcome.

If every homeless program used HMIS to track clients, the community could eliminate much of the duplication and many of the delays that now impede the delivery of housing and services. In addition, universal use of HMIS would automatically generate a wealth of aggregated demographic data that would be useful to planners in spotting gaps and identifying needs.

***Recommendation #2:** Within legal limits, all programs that target services and housing to the homeless will enter client data in HMIS and keep information updated. As the lead HMIS agency, Dove will administer and coordinate HMIS, and provide aggregated data to the Homeless Council and the community.*

Prevention

State and federal agencies are focusing on prevention as an effective method of decreasing the number of households who are in the process of becoming homeless. As a result, local prevention programs have grown rapidly. Increased coordination among these programs could lead to a seamless system of services. By voluntarily participating in HMIS, the prevention programs could work together to identify and track households.

***Recommendation #3:** Prevention programs will coordinate with each other and with other agencies in the Continuum of Care system. Along with utilizing HMIS, prevention programs will conduct joint staffing to promote coordination at the case level.*

Housing Planning

The Homeless Council partner agencies have been extremely proficient at producing housing at the transitional and permanent housing levels. Their collaborative work has resulted in the creation of many units of housing for homeless and special needs populations. They have also been adept at capturing resources for operations, rent subsidies and supportive services.

This plan calls for the extension of this collaborative planning process into all housing planning, especially at the emergency shelter level. It also calls for any new housing for the homeless to be open to all homeless persons, and for exploring sources for veterans housing.

***Recommendation #4:** To promote community-wide planning and prevent duplication and inefficiencies, all organizations seeking to develop housing for the homeless (emergency shelter, transitional or permanent) will be encouraged to submit proposals to the Homeless Council for review and comment. The Homeless Council will advise applicants based on demonstrated need and project feasibility.*

***Recommendation #5:** The Homeless Council will develop plans to address the lack of emergency shelter beds for certain types of families.*

***Recommendation #6:** City shall support and provide Certificates of Consistency for projects which address identified needs in the Ten Year Plan to End Chronic Homelessness and the 2010-2014 Consolidated Plan.*

***Recommendation #7:** To foster the best use of the community's housing resources, Decatur organizations will avoid creating units that are restricted to chronically homeless only.*

***Recommendation #8:** The City, the Homeless Council and the Decatur Housing Authority will explore the possibility of obtaining VASH housing vouchers for homeless veterans.*

Supportive Services

The two major service issues are (1) maintaining the current mix of services in the face of state funding reductions; and (2) adding a component to address the spiritual needs faced by homeless persons.

***Recommendation #9:** The City of Decatur and the Homeless Council will continue to advocate for and seek financial resources to sustain supportive services for all homeless populations, especially services that enhance the ability to live and function independently.*

Recommendation #10: *The Homeless Council will work to develop a Chaplaincy Program targeted at homeless and at-risk populations. The Chaplaincy Program may be staffed and/or volunteer-based. It will not promote any denominations or religious traditions; it will be ecumenical and interfaith.*⁸

⁸ A note on terminology: Ecumenical refers to inclusion of various Christian denominations such as Baptist, Catholic, etc. Interfaith refers to inclusion of a diversity of religious traditions such as Islam, Christianity, Buddhism etc.

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Action Plan

The following Action Steps are established for the first 12 months of the implementation period:

Action Steps	Responsible Party	Timeline
Establish processes for regular review of Ten Year Plan and setting annual Action Steps	Working Group	March 2010
Submit Point-in Time Report and Estimate of Housing Needs	Homeless Council	April 2010
Develop systems to coordinate prevention programs, including use of HMIS and joint staffing of clients	Homeward Bound, Project Success	July 2010
Create process for review of proposed projects consistent with Estimate of Housing Needs	Homeless Council	September 2010
Explore VASH Vouchers for homeless veterans	City, Homeless Council, Housing Authority	October 2010
Develop plan to institute Chaplaincy program	Homeless Council, Working Group	November 2010

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Appendices

Ten Year Plan Working Group

Planning Process

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Planning Process

The process for developing the Ten Year Plan consisted of nine steps:

1. Obtain Commitment from Mayor and City Council (May 2009)

The Mayor and City Council made a firm commitment to the planning process. The City Council made its commitment and approved the development of the plan by unanimous vote on May 18, 2009.

2. Identify Stakeholders (July 2009)

The second step involved soliciting support and participation from a wide spectrum of the community: city and county government, state agencies, law enforcement, health care, faith-based groups, homeless providers, businesses, schools, veterans groups and many others. The City of Decatur hosted a well-attended informational meeting July 23 at the Decatur Public Library to inform stakeholders about the plan and solicit their input.

3. Convene a Working Group (August 2009)

The City appointed a task force to serve as the "Working Group." This group coordinates the process. It consists of respected persons representing various stakeholder groups. At its first meeting the Working Group reviewed its mission, established a schedule, discussed definitions and population groups, and began gathering data on homelessness.

4. Gather Research and Data on Homelessness (September 2009)

The Working Group considered the data and defined the extent of the problem. It arrived at an estimate of the number of chronic homeless persons.

5. Define the Community's Homeless Problem (October-November 2009)

The Working Group identified causes of chronic homelessness in Decatur. It reviewed the existing systems and structures, from early engagement to permanent housing. The Working Group developed its three-pronged approach: prevention, housing, and services.

6. Conduct Interviews of Homeless Persons (November-December 2009)

A team of students from Millikin University conducted interviews with homeless and formerly homeless Decatur residents. Their purpose was to gain understanding of the process by which people become chronically homeless and to obtain subjective and anecdotal evidence concerning the characteristics and needs of homeless persons. The Working Group added this step to the process.

7. Draft Strategies (December 2009)

The Working Group agreed on strategies to address the causes and consequences of chronic homelessness. The strategies will fall into three areas: prevention, housing and services. The consultant prepared a draft report, which was circulated among the Working Group members.

8. Solicit Stakeholder Feedback and Finalize Strategic Plan (January 2010)

The Working Group will consider comments made by stakeholders and make modifications to the Report. The Working Group then generated action steps for each strategy.

9. Submit Plan to City Council for Action (February 2010)

The Working Group will finalize the plan with action steps and submit it to City Council.

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SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

As discussed in Section II of this document, due to the age and condition of housing in Decatur, especially in the urban core neighborhoods, exposure to the harmful effects of lead-based paint is an issue which must be addressed. The need for continued lead screenings, lead mitigation and abatement work in Decatur remains an important health/environmental issue. The City of Decatur continues to comply with lead-based paint regulations since the September 2000 enactment of the Title X of the Housing and Community Development Act of 1992 requiring all State and local jurisdictions that receive funding from the CDBG program, HOME program, and other Community Planning Development (CPD) programs to adhere to federal lead-based paint regulations. The City of Decatur secures the services of a certified lead inspector to conduct risk assessments. The inspector will also perform a lead clearance. The Decatur Housing Authority (DHA) and any other organizations which receive federal funds are also required to adhere to this regulation.

How are the actions listed above related to the extent of lead poisoning and hazards?

In the event, the Health Department identifies high lead blood levels, the Health Department makes referrals to the city. The actions that the City takes regarding lead-based paint hazards are related to the extent of lead poisoning and hazards by collaborating with local entities (Health Department) to understand the level of exposure from assessments of persons and buildings. The Health Department has reported 28 lead cases for 2012, 45 lead cases for 2013, and 32 lead cases for 2014. During the first months of 2015, 10 lead cases have been identified.

How are the actions listed above integrated into housing policies and procedures?

The City of Decatur will continue to provide the above-mentioned programs to low to moderate-income families and remain in compliance in the following manner:

- The Neighborhood Redevelopment Division will ensure that staff understands and complies with HUD's lead-based paint regulations.
- Staff members will attend HUD's Lead-Based Paint Training & refresher courses.
- The City will continue to provide methods and assemble materials to educate rental property owners, homeowners, and occupants of rental housing about the lead-based paint requirements.
- The City will continue to nurture the existing relationships and establish new contacts with lead professionals and key partners, such as risk assessors and clearance technicians, public health departments, and HUD lead grantees.

- The City will continue to reduce the exposure to lead-based paint hazards in housing units through all its federally-funded housing programs over the next 5 years, thereby improving the quality of the existing housing stock and providing a safer environment for low-moderate income residents.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Decatur is committed to reducing the number of families with income below the poverty level. The City works towards reducing poverty by providing low-income persons and families with programs that provide a more suitable living environment motivating and supporting them toward full self-sufficiency. Housing is one of the most critical problems for low income persons. The City will continue to provide grants, and deferred and forgivable loans to improve the property of low-income families, thereby improving their economic situation by adding to the value of the property (for homeowners) and freeing their income to be used for other family needs. Decatur has a large network of agencies providing social service programs. The City has partnered with various service agencies working to combat poverty, including through use of its CDBG funds. Over the next five years it is anticipated that the City will continue to partner in various ways with agencies to address the goal of reducing poverty in the community. The City's strategy will include: addressing the housing needs of very low income renter or homeowner households through programs which provide housing counseling services, supporting additional affordable rental housing opportunities to meet a specific identified community need, providing financial assistance to low-income persons and families to achieve homeownership, improving their financial condition and increasing stability. These families are required to receive homeownership counseling to HUD-certified Homeownership Counseling agencies, providing infrastructure improvements to some of Decatur's lowest income neighborhoods through the City's general fund and/or CDBG program, improving the quality of life for its residents, working with the Decatur/Macon County Homeless Council to address the lowest income population who are at risk of homelessness, expanding opportunities for the CPTED (Crime Prevention through Environmental Design) program to increase security in low income neighborhoods, supporting and coordinating with job training programs and Workforce Development, the Decatur Area Vocational Center, and Richland Community College, Decatur Jobs council, Supporting programs to assist public housing residents to improve their quality of life and economic condition, ensure that any programs the City initiates or participates in to address poverty are in line with goals established by agencies for which this is a primary mission, such as the Decatur-Macon County Opportunities Corporation, the United Way of Decatur and Mid-Illinois, and the Human Services Area Consortium.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

There is a direct correlation of the city's goals, programs and policies related to the reduction of poverty to the affordable housing plan that supports the development of increased affordable housing for low and moderate income individuals and families. The City will work closely with the local PHA and social service agencies addressing poverty in our community to ensure that affordable housing needs are address within the jurisdiction. The city offers residential rehabilitation programs to address accessibility/home modifications which may allow the resident to remain in the home. The program

corrects code items which removes hazards or unsafe conditions. The Community Investment Corporation of Decatur (CICD) provides housing counseling for the community's residents.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Decatur is committed to compliance with all federal regulations by an on-going system of monitoring all CDBG- and HOME-funded activities. Compliance will apply to the City of Decatur and any sub recipient, developer, and CHDO. Neighborhood Outreach staff conducts two types of program/project monitoring including desk monitoring and on-site monitoring. Desk monitoring is an ongoing process of reviewing the City's program performance and the performance of sub recipients, CHDOs, and developers. The city has designed sub recipient and CHDO manuals as well as program manuals for the homeowner occupied programs. Copies of the manuals are provided to the sub recipients, CHDOs, and developers. As an additional monitoring tool, monitoring checklists are used for the various programs and projects. The monitoring checklists are modeled after the HUD monitoring checklists for CDBG- and HOME-funded programs. Analysis of sub recipient data may indicate a need for special monitoring visits by city staff to resolve or prevent further problems. City staff conducts periodic on-site monitoring of all sub recipients, CHDOs, and developers. An on-site visit is conducted at least once during the duration of the program and at project close-out. Additional on-site visits are conducted as needed and if findings in the initial visit deem it necessary. On-going internal reviews of city programs are conducted by the Neighborhood Outreach staff.

Meeting Goals and Objectives - The City of Decatur recognizes the need to monitor its accomplishment of goals and objectives as outlined in the Annual Action Plan. All sub recipients, CHDOs, and developers are required to submit monthly reports of their accomplishments. These figures are collected, compiled into cumulative spreadsheet, and reported annually in the CAPER. Figures on accomplishments of in-house CDBG- and HOME-funded programs (homebuyer, housing rehabilitation, etc.) are also collected, compiled, reported in the CAPER. It is the goal of the City of Decatur to update and maintain the various phases of each project on the IDIS system on a regular basis.

Performance Goals and Monitoring - The City of Decatur uses a Performance Measurement System for its CDBG- and HOME-funded activities. This system assists the City in assessing the productivity and impact of programs on which federal resources are expended. The City continues to expand and refine the use of the performance measuring system and report on this in the self-evaluation section of the annual CAPER.

The City will continue to recruit additional minority contractors, particularly for its rehabilitation projects, public improvement projects, and demolition projects. Efforts to attract minority and women-owned businesses to bid on HUD-funded projects will include: informational meetings for potential contractors with heavy outreach to minority/women contractors, additional advertising, and research/discuss techniques used in other communities to attract minority/women owned businesses.

The City will make an effort to become more inclusive to increase the number of minority/women participation in the City's contracts.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Each year, the Federal government identifies an annual allocation for the Community Development Block Grant (CDBG) funds and the HOME Investment Partnership (HOME) funds. The Federal allocation may be identified after the Citizen Participation period. If the allocations are increased or decreased, the various activities will be adjusted. Those items which may be adjusted due to a budget change would include administrative activities, public services, and projects which do not contribute to the 70% benefit of low income. At this time, the City of Decatur has not received notice of the allocation of funds for Fiscal Year 2015-2016.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,241,326	0	550,000	1,791,326	4,965,304	Please note: these numbers are based on the FY 2015 allocation amounts.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	296,693	50,000	583,191	929,884	1,326,772	Please note: these numbers are based on the FY 2015 allocation amounts plus an estimated decline in program income. *PI estimated an average of \$35,000 over the remaining 4 years.

Table 57 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Leveraging of funds may occur from a variety of sources. Leveraging may be satisfied by a variety of ways: the owner's private funds, financial institutions, Illinois Housing Development Authority (IHDA), Federal Home Loan Bank (FHLB), foundations as well as other government (local, county, and state). An example: Homebuyers may access their funds on deposit, funding from a financial institution, and HOME funds.

In the HOME Investment Partnership Program, the City of Decatur is required to provide a match of 15.2 % for every HOME dollar expended. Match may be private funds and donations as long as the funds are non-federal dollars.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

At this time, no land has been identified for a particular need/project.

Discussion

One of the CDBG funded activities is demolition to eliminate spot slum and blight.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	OH: Low income home owner rehabilitation	2015	2019	Affordable Housing	Regeneration Neighborhood City of Decatur	Housing	CDBG: \$478,137 HOME: \$463,981	Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	OH 2: Emergency low income homeowner assistance	2015	2019	Affordable Housing	City of Decatur	Housing	CDBG: \$80,000	Homeowner Housing Rehabilitated: 10 Household Housing Unit
7	CD: Increase code enforcement of properties	2015	2019	Non-Housing Community Development	NEIGHBORHOOD STANDARDS #1 & 2 (CODE ENFORCEMENT)	Housing	CDBG: \$199,001	Housing Code Enforcement/Foreclosed Property Care: 300 Household Housing Unit
10	CD 1: Continue demolition of unsafe structures	2015	2019	Affordable Housing	City of Decatur	Housing Crime Funding/Finances	CDBG: \$409,692	Buildings Demolished: 20 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	ED: Economic Development	2015	2019	Non-Housing Community Development	Regeneration Neighborhood	Economic Development	CDBG: \$175,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Other: 1 Other
12	OH 4: Low income affordable home ownership	2015	2019	Affordable Housing	City of Decatur	Housing	HOME: \$187,352	Homeowner Housing Added: 2 Household Housing Unit
13	PA: Planning/General Administration	2015	2019	Homeless Program Administration and Planning	City of Decatur	Housing Funding/Finances	CDBG: \$248,265 HOME: \$78,551	Other: 1 Other
14	OH 1: Housing Rehabilitation Delivery	2015	2019	Affordable Housing	City of Decatur	Housing	CDBG: \$81,231	Other: 1 Other
15	OH 3: First-time homebuyer financial assistance	2015	2019	Affordable Housing	City of Decatur	Funding/Finances	HOME: \$200,000	Direct Financial Assistance to Homebuyers: 20 Households Assisted
16	PS: Education/training- Job skill development	2015	2019	Non-Housing Community Development	City of Decatur	Education Public Services	CDBG: \$100,000	Public service activities for Low/Moderate Income Housing Benefit: 20 Households Assisted
17	NR 2: Support crime prevention activities	2016	2019	Non-Housing Community Development LMA	Regeneration Neighborhood	Education Public Services Crime	CDBG: \$20,000	Other: 1 Other

Table 58 – Goals Summary

Goal Descriptions

1	Goal Name	OH: Low income home owner rehabilitation
	Goal Description	Community Development Block Grant Funds and Home Investment Partnership Funds would be utilized to provide home rehabilitation assistance to low-income homeowners. The programs would address code deficiencies, accessibility, health and safety codes. The program would focus primarily on neighborhoods within the Regeneration Area.
2	Goal Name	OH 2: Emergency low income homeowner assistance
	Goal Description	The Emergency Program would provide funds to assist low income homeowners with life threatening/emergency systems in the homes. An example of an emergency is a furnace replacement. This program would be available to low income homeowners in the city.
7	Goal Name	CD: Increase code enforcement of properties
	Goal Description	The community identified the continuance of code enforcement as a high priority. The federal funds will be used to enforce housing, zoning, and property standards in low income neighborhoods. The effort should improve the safety and quality of life in the low income neighborhoods.
10	Goal Name	CD 1: Continue demolition of unsafe structures
	Goal Description	This activity is the clearance of vacant/abandoned, unsafe structures. Removal of the structure will assist in the elimination of slum and blight.
11	Goal Name	ED: Economic Development
	Goal Description	The City of Decatur secured Section 108 funds to improve the Wabash Crossing infrastructure in 2002. The funds from this activity will be used to repay the principal on the Section 108 loan.

12	Goal Name	OH 4:Low income affordable home ownership
	Goal Description	Community Housing Development Organizations (CHDO) will renovate existing housing unit. The CHDO will correct any code deficiencies, incorporate or improve energy conservation, and may provide homeowner accessibility improvements. The housing unit would be sold to a qualified low income household. In some cases, the CHDO may construct single family units for qualified homebuyers.
13	Goal Name	PA: Planning/General Administration
	Goal Description	Planning and General Administration of HOME and CDBG funded activities and programs. This activity includes the oversight and management of the federal funds as well as monitoring. Please note: 10% of HOME PI is included in the amount as well as carryover funds.
14	Goal Name	OH 1: Housing Rehabilitation Delivery
	Goal Description	The activity supports the rehabilitation of homeowner occupied residential units in the City. The accomplishment of this goal is reflected in the residential rehabilitation activity.
15	Goal Name	OH 3: First-time homebuyer financial assistance
	Goal Description	Financial assistance to low-income homebuyers for the purchase of a single family unit in the City of Decatur.
16	Goal Name	PS:Education/training-Job skill development
	Goal Description	This activity would benefit a minimum of 20-30 adults.
17	Goal Name	NR 2: Support crime prevention activities
	Goal Description	Create a safe neighborhood environmental through education and crime prevention improvements, such as: lighting, street design, etc.

Projects

AP-35 Projects – 91.220(d)

Introduction

The projects identified in the 2015 will be funded with Community Development Block Grant and HOME Investment Partnership funds to address those needs identified as critically high and high through the Citizen Participation process. Funding will address housing, education & employment training, homeless, and community development. The projects are funded with the annual allocation, HOME PI, and carryover funds from previous year.

Projects

#	Project Name
1	Section 108 Loan Repayment
2	Emergency Grant Program
4	General Administration
5	Spot Demolition
6	Code Enforcement
12	Residential Rehabilitation
13	Project Delivery
14	HOME CHDO
15	2015 HOME Administration
16	Homebuyer
17	Crime Prevention
18	Education/Training

Table 59 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The reason for allocating funds to the priorities have been identified by the residents, agencies, and government bodies as critically high, high, and medium needs.

AP-38 Project Summary

Project Summary Information

1	Project Name	Section 108 Loan Repayment
	Target Area	Regeneration Neighborhood
	Goals Supported	ED: Economic Development
	Needs Addressed	Economic Development Funding/Finances
	Funding	CDBG: \$175,000
	Description	Repayment of Section 108 principal. Section 108 funds were originally used for the Wabash Crossing Area.
	Target Date	8/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	This activity is the repayment of principal for the Section 108 Loan. The Section 108 Loan funds were used for the Wabash Crossing Infrastructure.
	Location Description	Not applicable.
2	Planned Activities	The CDBG funds will be used to repay the principal on the Section 108 Loan.
	Project Name	Emergency Grant Program
	Target Area	City of Decatur
	Goals Supported	OH 2: Emergency low income homeowner assistance
	Needs Addressed	Housing
	Funding	CDBG: \$80,000
	Description	CDBG funds are used to assist low income homeowners. This is a city wide program to address emergency code deficiency repairs for single family, owner occupied dwellings.
	Target Date	4/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 16 low income homeowner occupied units may receive assistance to correct an emergency code issue in the home. An example: furnace replacement in winter. The amount of funds identified include an estimated carryover of \$30,000.

	Location Description	This program would be available to low income homeowners located in the City of Decatur.
	Planned Activities	Low income homeowner occupied units may receive assistance to correct an emergency code issue in the home. An example: furnace replacement in winter.
3	Project Name	General Administration
	Target Area	City of Decatur
	Goals Supported	PA: Planning/General Administration
	Needs Addressed	Public Services Planning and General Administration
	Funding	CDBG: \$248,265
	Description	Costs associated with the oversight/administration of the CDBG Program
	Target Date	4/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Administration/planning are not subject to benefit numbers.
	Location Description	This project covers the city of Decatur.
4	Planned Activities	The planned activities are administration of CDBG plus activities associated with CDBG and HOME. This may include the coordination of the various related programs/projects.
	Project Name	Spot Demolition
	Target Area	NEIGHBORHOOD STANDARDS #1 & 2 (CODE ENFORCEMENT) Regeneration Neighborhood
	Goals Supported	CD 1: Continue demolition of unsafe structures
	Needs Addressed	Housing
	Funding	CDBG: \$409,692
	Description	Elimination of vacant, unsafe structures.
	Target Date	4/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	The activity will eliminate 20 unsafe, vacant building. There will be no direct benefit to any families.
	Location Description	The demolition may occur within the City of Decatur. However, priority may be given to those structures which are in the low income neighborhoods, regeneration area, or with an urgent need. Urgent need for a demolition would be a home which may have caught fire and/or exploded thus resulting in an unsafe environment for the neighborhood.
	Planned Activities	This activity will remove deteriorated, vacant structures.
5	Project Name	Code Enforcement
	Target Area	NEIGHBORHOOD STANDARDS #1 & 2 (CODE ENFORCEMENT)
	Goals Supported	CD: Increase code enforcement of properties
	Needs Addressed	Housing
	Funding	CDBG: \$199,001
	Description	Funding for Neighborhood Standards Officers to enforce housing, zoning, and property standards in low-moderate income neighborhoods to improve the safety and quality of life for residents.
	Target Date	4/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	The estimate of housing cases for FY2015 would be 200 - 300. The cases may include occupied or vacant housing or lots.
	Location Description	Code Enforcement is handled Neighborhood Service Officers (NSO). Two NSOs are assigned to the low income areas of Decatur.
6	Planned Activities	The activity is the enforcement of housing regulations and legal action for those who fail to correct the violation. The enforcement of the codes and education on codes may result in better housing conditions and more attractive neighborhoods for the City's low income residents.
	Project Name	Residential Rehabilitation
	Target Area	Regeneration Neighborhood City of Decatur
	Goals Supported	OH: Low income home owner rehabilitation

	Needs Addressed	Housing
	Funding	CDBG: \$478,137 HOME: \$463,981
	Description	This program will provide home rehabilitation assistance to low income homeowners. This program will address code deficiencies. This project is funded with carryover funds and the annual allocations.
	Target Date	4/28/2017
	Estimate the number and type of families that will benefit from the proposed activities	Up to twenty households will be assisted in this program.
	Location Description	City-wide
	Planned Activities	This program will focus on rehabilitation for homeowner occupied units, which will include: accessibility and rehabilitation.
7	Project Name	Project Delivery
	Target Area	City of Decatur
	Goals Supported	OH: Low income home owner rehabilitation OH 2: Emergency low income homeowner assistance OH 4:Low income affordable home ownership
	Needs Addressed	Housing
	Funding	CDBG: \$81,231
	Description	Administration Costs to carry out Housing projects. The accomplishments will be reported in the rehabilitation projects.
	Target Date	4/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Thirty (30) families will be assisted City wide. These accomplishments will be reported in the Residential Rehab and Emergency Activities.
	Location Description	City wide
	Planned Activities	Housing activities include: Residential rehab, Emergency,

8	Project Name	HOME CHDO
	Target Area	City of Decatur
	Goals Supported	OH 4:Low income affordable home ownership
	Needs Addressed	Housing
	Funding	HOME: \$187,352
	Description	This project will provide funds to a certified Community Housing Development Organization for the rehabilitation of an existing vacant residential unit. The rehabilitated unit would be available as an affordable housing unit.
	Target Date	5/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	1 Low Income Affordable Housing unit will be available for a LMI Household.
	Location Description	The property would be located in the City of Decatur.
	Planned Activities	
9	Project Name	2015 HOME Administration
	Target Area	City of Decatur
	Goals Supported	PA: Planning/General Administration
	Needs Addressed	Planning and General Administration
	Funding	HOME: \$78,551
	Description	The activity will be for administration, monitoring, and oversight of the HOME program.
	Target Date	5/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	Not applicable.
	Planned Activities	Program administration and monitoring activities.
10	Project Name	Homebuyer
	Target Area	City of Decatur

	Goals Supported	OH 3: First-time homebuyer financial assistance
	Needs Addressed	Funding/Finances
	Funding	HOME: \$200,000
	Description	Provide assistance to low income homebuyers to purchase homes in the City of Decatur.
	Target Date	5/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 households will be assisted in this program.
	Location Description	N/A
	Planned Activities	This program helps to provide financial assistance for household and making home ownership affordable.
11	Project Name	Crime Prevention
	Target Area	Regeneration Neighborhood
	Goals Supported	NR 2: Support crime prevention activities
	Needs Addressed	Education Public Services Crime
	Funding	CDBG: \$20,000
	Description	This activity should provide improved safety and crime prevention within the targeted neighborhood. This could be public education as well as physical improvements through street design, lighting, and other security features.
	Target Date	5/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	This activity would target the L/M Regeneration Area.
	Location Description	Regeneration Area
	Planned Activities	Increase crime prevention measures.
12	Project Name	Education/Training

	Target Area	City of Decatur
	Goals Supported	PS:Education/training-Job skill development
	Needs Addressed	Education Public Services
	Funding	CDBG: \$100,000
	Description	Provide funding for education/training for employment to L/M individuals.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	This will help educate and prepare approximately 20-30 individuals for employment opportunities.
	Location Description	N/A
	Planned Activities	Public service for education/training.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The Regeneration area covers older areas of the City of Decatur with the exception of Wabash Crossing. The neighborhoods within the Regeneration Area are low/moderate income.

Geographic Distribution

Target Area	Percentage of Funds
NEIGHBORHOOD STANDARDS #1 & 2 (CODE ENFORCEMENT)	16
Regeneration Neighborhood	60

Table 60 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As identified in the Strategic Plan, action is necessary to sustain decent housing and a suitable living environment. The following sections support these priorities: NR-2, CD-1, CD-2, CD-3, and OH-1.

Discussion

The rationale is to target an area in order to have a concentrated impact for the residents where more needs exist.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The goal is to provide existing homeowners with improvements which will allow them to continue to occupy their home. Improvements may include ADA improvements as well code improvements. The programs which support the improvements are: Emergency Program, CDBG Residential Rehabilitation, HOME Residential Rehabilitation, and CHDO Set-Aside. To increase more affordable housing opportunities, the HOME Buyer program will provide down payment assistance to first time homebuyers.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 61 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	20
Acquisition of Existing Units	0
Total	20

Table 62 - One Year Goals for Affordable Housing by Support Type

Discussion

These total assisted are through the Emergency and Residential Rehabilitation Program.

AP-60 Public Housing – 91.220(h)

Introduction

In Fiscal Year 2015-2016, the Annual Action Plan does not assign any funds to meet just the needs of the Decatur Housing Authority Residents. The programs are available but not limited to DHA residents when qualified. The City of Decatur supports the DHA plan.

Actions planned during the next year to address the needs to public housing

Again, the city has not funded projects that specifically limited to the needs of the public housing residents.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The City will encourage DHA resident to apply for the HOME Buyer Program and other homeownership assistance programs provided by private lenders. DHA residents will be encouraged to participate in pre- and post- home purchase counseling programs. These counseling programs are offered through the Community Investment Corporation of Decatur (CciCD) and Novicore.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable.

Discussion

Not applicable at this time.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The city of Decatur developed a Ten Year Plan to End Chronic Homelessness. The City and other homeless providers agreed the plan would need period updates. Periodically, a working group will meet to access and update the plan. In addition to the Ten Year Plan to End Chronic Homelessness, the city is a partner of the Homeless Advisory Council, Continuum of Care, and other related committees and boards.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City will continue to participate in the Continuum of Care Point In Time. The city will continue coordination with the homeless service providers and other organization to education and engage the public about homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will continue to actively work with and support the Homeward Bound transitional housing program by participating in meetings and activities of the Homeward Bound Review Committee and the Homeward Bound Partnership.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

With the Homeward Bound Partnership, the City will work with developers interested in the creation of sustainable housing as needed.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City will support the increase of case management services to address the life skill development for improved quality of life and success in all areas.

Discussion

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Decatur is committed to policies which provide incentives to develop and maintain affordable housing within its jurisdiction. Building codes, land use restrictions, and taxes can have a negative effect on affordable housing and investment within the community. Currently, housing taxes are based on the assessed value of the property. Building codes and property maintenance codes are uniform to all types of residential development. It is unlikely public policies are a major deterrent to the development of affordable housing.

Past improvement to zoning provided changes to allow for creative development and provide incentives to provide affordable housing. Within the last five years, the City adopted the use of 2009 International Residential Building Code from the 2006 International Residential Building Code. The newer code is easier for builders to understand and incorporates higher standards which may result in making homes more affordable.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City continues to monitor the changing needs of the community. Evidence of the city's willingness to meet the needs of affordable housing has been demonstrated through the last fifteen years. The City has shown willingness to use its taxing authority to stimulate redevelopment in older, more affordable neighborhoods. The City has adopted tax increment financing (TIF) to finance redevelopment project costs. TIF has been used by the City on both residential areas and commercial/retail areas, such as: Wabash Crossing and Downtown Decatur.

Discussion:

No additional comments.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Decatur will continue to promote the collaboration and coordination of services among agencies. The City will seek and/or support the pursuit of additional funding to address underserved needs and reduce poverty.

Actions planned to address obstacles to meeting underserved needs

The lack of funding or insufficient funding has been identified for variety of needs whether it is case management, education, employment, housing, etc. To improve or resolve the issue, the City will apply for funding when available and support the applications of other agencies to finance the need. The City will encourage collaboration and coordination of services. The City will continue to participate in the CoC.

Actions planned to foster and maintain affordable housing

The City will support the efforts to maintain or replace affordable housing units when needed. The city will continue to work with the local agencies and provide referrals for services and housing.

Actions planned to reduce lead-based paint hazards

Due to the age and condition of housing in Decatur, especially in the Regeneration Area, residents may be exposed to the effects of lead-based paint. The City of Decatur continues to comply with lead-based paint regulations since September 2000 enactment of the Title X of the Housing and Community Development Act of 1992. Other agencies, such as Decatur Housing Authority (DHA) , which receive federal funds are also required to adhere to the regulation.

- The Neighborhood Outreach Division will ensure that staff understands and complies with HUD's lead-based paint regulation.
- Staff will attend HUD's Lead-Based Paint Training and refresher courses.
- The City will continue to provide methods and assemble materials to educate rental property owners, homeowners, and renters about the lead-based paint requirements.
- The City will continue to nurture the existing relationships and establish new contacts with lead professionals and key partners, such as: risk assessors, clearance technicians, and public health departments.
- The City will continue to reduce the exposure to lead-based paint hazards in housing units through all its federally-funded housing programs, thereby improving the quality of the housing stock and providing a safer environment for low-moderate income residents.

Actions planned to reduce the number of poverty-level families

The poverty in Decatur may be attributed to a number of different factors including educational attainment, life skills, and lack of employment training opportunities. High levels of poverty reduces the opportunities that an individual or household has to owning a home, living in a stable environment, providing adequately for the household, and achieving economically and socially. Poverty may indicate the household or individual is one step away from homelessness. Ideally, reducing poverty will provide the city with strong citizenry and more stable neighborhoods. CDBG funds and HOME funds will be used to assist low income households through homeowner rehabilitation and CDBG funds for education, employment, and training.

Actions planned to develop institutional structure

The city may partner with other public and private agencies to address the gaps, such as:

- Partner with various housing and homeless service agencies by providing supportive services/staff support.
- Continue to partner with homeless housing and service provider agencies on the implementation and update of the City's Ten-Year Plan to End Chronic Homelessness.
- Actively assist other housing organizations which seek to become CHDOs and fund certified CHDOs.
- Take an active role on numerous committees and Boards to coordinate resources such as Decatur Community Partnership (DCP), Decatur-Macon County Opportunity Corporation (DMCOC), etc.
- Partner with private financial institutions to offer home buyer assistance and promote down payment assistance programs plus work with HUD approved housing counseling agencies to offer home buyer counseling services.
- Work with DHA on sustaining the Wabash Crossing Development and other initiatives to public housing residents.
- Continue to have an active role in neighborhood advocacy by working closely with CONO and supporting neighborhood initiatives.
- Continue to pursue additional funding opportunities to address decent, safe, affordable, and accessible housing needs of residents and to address the elimination of slum and blight in neighborhoods.
- Support goals established by other community organizations to better the life of residents, such as: the United Way of Decatur, Macon County Mental Health Board, the Decatur Community Partnership, and the Community Foundation.
- Meet regularly with the Division of Planning and the Assistant City Manager for Development Services to ensure coordination with local economic development initiatives, transportation plans, historic site preservation, Brownfield redevelopment, energy-efficiency initiatives, etc.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Decatur meets regularly with our local PHA. We are currently working with them to move a new project forward. Decatur Housing Authority received a grant that will allow them to build 8 for sale units and 4 rental units. We are working with them to acquire the land and the proper zoning. The code may be updated to meet current construction trends.

We believe in collaboration and know that future plans for moving the city forward will not work unless we have the partnership of our local agencies as well as developers

Discussion:

N/A

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The City of Decatur is committed to ensuring affordable housing opportunities for its residents. While at the same time, we have tools and instruments in place to meet compliance through the HOME regulations when providing assistance through our HOME homebuyer program. We will ensure consistent affordability for the residential units, while preserving our housing stock and stabilizing neighborhoods.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

- | | |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 0 |

Other CDBG Requirements

- | | |
|---|--------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 70.00% |

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of Decatur may utilize additional funding from its General Fund along with matching funding from DCDF, an arms length organization with a mission of creating affordable housing opportunities, to assist in the rehabilitation of houses when available.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

To address the issue of improving housing conditions for low-income homeowners, the City of Decatur will utilize the Recapture provision when there is a direct subsidy to the homebuyer as a downpayment. The recapture provision will be enforced through the note, mortgage, agreement, and deed restriction on each HOME assisted property. The recapture is triggered upon transfer of the assisted HOME property or upon sale of the property. Then the funds are recaptured the city will provide a release to the homebuyer. The length of the affordability period will be either five, ten, or 15 years depending on the amount of HOME subsidy provided directly to the homebuyer. The subsidy will be in the form of downpayment assistance. The City will ensure that the recapture provision is enforced through annual monitoring of all HOME assisted homeownership projects.

In the event the affordability period is not met, the City of Decatur has elected to recapture the entire amount of the HOME investment from the homeowner.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

When HOME funds are used to acquire units, the City will ensure that the homeowner qualifies as a low-income family at the time the agreement is signed. If there is a transfer of title, the new homebuyer must qualify as a low-income family as well at the time of transfer. To maintain affordability units, the City will assist with the cost of any necessary rehabilitation for the house to be acquired and/or assist another homebuyer in the purchasing of the house. We understand that the total amount of original and additional HOME assistance may not exceed the maximum per unit subsidy amount established under 92.250. We will also take into account the estimated value of the property, after rehabilitation and make sure that it does not exceed 95 percent of the median purchase price for the area.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City of Decatur has no plans to refinance existing debt secured by multifamily housing.

Discussion:

N/A

Attachments

Citizen Participation Comments

**Five-Year Consolidated Plan
Community Needs Assessment:
Stakeholder Input Planning
and
Data Collection Report**

Prepared by:
Mary E. Garrison, City Consultant
Associate Professor of Social Work
Millikin University

Student Research Assistants:
Emily Cleveland & Ramey Sola

Original Report: November 14, 2014

Updated: January 9, 2015

The *Stakeholder Input Planning* and *Data Collection* phases of the Five-Year Consolidated Plan (ConPlan) project developed by consultant Mary Garrison for the City of Decatur have concluded and this report details the successful work accomplished for each phase with regard to expanded stakeholder planning and input. The overall project outcome is based on a comprehensive *Community Needs Assessment* addressing identified goals and providing a “pulse” on the current status of the City of Decatur with regard to housing and non-housing essentials. This needs assessment data will be included in the ConPlan as the data allows for an enhanced understanding concerning housing problems and cost burdens, public housing, homelessness, non-homeless special needs, and non-housing community development needs leading to the acquisition of an overall understanding of need for the entire community. Specifically, all feedback solicited emerged from a concentration on three critical areas that are imperative for the community to address including:

- decent affordable housing
- a suitable living environment
- expanded economic opportunity

The focal point of project phases 1 and 2 included collection of both qualitative and quantitative data from stakeholders input with both citizen and consultant input within the City of Decatur through a comprehensive ***Citizen Participation Plan and Consultation Plan***. The accumulated data collected will be analyzed for emerging issues and themes for use in the development of the strategic plan for inclusion in the ConPlan. Both citizen and consultant stakeholder input was solicited through public participation utilizing expanded transparent data collection procedures with varied survey methods and tools that are identified in multiple appendices at the end of the report.

The ***Citizen Participation Plan*** centered on outreach, engagement and dialogue with citizen stakeholders which is critical for the success of the ConPlan. Achieving these crucial

connections with stakeholders required data collection from community citizens in varied ways to glean the greatest amount of input possible. Citizens of Decatur were provided access to online surveys through the City of Decatur's website with a special page designated for the Consolidated Plan for input. Additionally, paper surveys for completion by citizens were available in the Neighborhood Services Office and the Cashier's Office at the Decatur Civic Center, 1 Gary K. Anderson Plaza, Decatur, IL 62523. Paper surveys were also distributed through local citizen groups including the Coalition of Neighborhood Organizations (CONO) and private citizens throughout the city (Appendix A). Moreover, citizens were mailed paper surveys upon request through the Neighborhood Services Department. Input was gathered by the city consultant during a presentation and discussion with CONO members with 19 participants in attendance at the meeting (Appendix B). Citizens were also able to provide feedback for the Consolidated Plan at a City of Decatur walk in the Galloway neighborhood.

Additionally, citizens were notified of two public meetings held in late October focusing on the purpose and process of the ConPlan and community input. The first public meeting was held on October 27, 2014 at 5:30pm in the Decatur City Council Chambers, 1 Gary K. Anderson Plaza, Decatur, IL 62523 with the second public meeting following on October 30, 2014 at 4pm at Central Christian Church, 650 W William St, Decatur, IL 62522 (Appendix C, D, & E). Both opportunities for citizen input were publicized in local print and online publications including the *Decatur Tribune*, the *Herald & Review* and *Re: Decatur*, to foster attendance at each meeting (Appendix F). Furthermore, Mary Garrison, city consultant, appeared on the local news station, WAND, to promote the public meeting information encouraging citizen participation. Social media was also utilized for increased awareness regarding the desire for citizen participation with information about the ConPlan and public meeting times and dates posted on the City of Decatur's Facebook page.

As a result of the expanded outreach for input from the citizenry of Decatur, IL, a total of

44 citizen surveys were completed including 14 paper surveys and 30 online surveys. Further, 39 citizens attended Community Citizen Meeting with the Coalition of Neighborhood Organizations (19) and the Galloway Neighborhood Walk (20). Further, 15 citizens attended and participated in the public meeting held on October 27, 2014 and 6 citizens attended and participated in the public meeting held on October 30, 2014. ***In sum, 104 citizens contributed input for the Consolidated Plan through all varied means available for input.***

The Consultation Plan focused on feedback from community consultants in order to gain a broad perspective of the needs and expectations of the many entities (business, social service agencies, and churches) within the community. Essential consultant engagement was fostered with varied methods and multiple opportunities for input including focus groups, individual and group meetings and opportunity for survey completion. Paper surveys (Appendix G) were mailed out from a comprehensive mailing list compiled by the project team that included business, agencies and churches in the Decatur community. Community consultants were also provided access to online surveys through the City of Decatur's website with a special page designated for the Consolidated Plan for input. Further, the ConPlan project team attended the Education and Training Center Open House engaging and distributing surveys to over 50 people in attendance. Continuing to increase participation and input into the process, the city consultant for the Consolidated Plan also met with identified community stakeholders including individual meetings with Larry Altenbaumer of the Economic Development Corporation, Jim Alpi of the Decatur Housing Authority, Darsonya Switzer from Dove, Inc. Homeward Bound Program, Billy Tyus, Assistant City Manager of Decatur and Dan O'Loughlin of D & O Properties. The city consultant also met with multiple consultant stakeholder groups including:

- The Human Service Agency Consortium General Meeting (30 participants) (Appendix H)
- The Human Service Agency Consortium Senior Meeting (12 participants) (Appendix I)
- Project READ (4 participants) (Appendix J)
- Ecumenical Ministry Meeting (9 participants) (Appendix K)

Focus groups were convened concentrating on the areas of education, economic development and housing with emphasis on both home buyer/lending and rental housing/special population. Each focus group was strategically developed with regard to participants, questions and information being sought. Focus group details with regard to specific questions asked and participants involved are included in the next section of this report.

Education Focus Group:

- Questions:
 - What are the barriers to successful completion of a high school education and workforce preparation?
 - What specific resources are necessary to enhance our education and training efforts for both current students and the general population?
 - How do the skills and education of the current workforce correspond to employment opportunities?
- Participants:
 - Rocki Wilkerson: Adult Education and Training
 - Robin McCoy: Workforce Solutions
 - Julie Pangrac: Project Read
 - Kelly Gagnon: Richland Community College
 - Alicia Doherty: Regional Office of Education
 - Christina Sommer: Baby Talk Family Literacy Director
 - Dani Craft: Education Coalition

Economic Development Focus Group:

- Questions:
 - What is the community infrastructure and business needs to promote economic development (i.e. economic growth and improved standard of living)?
 - What are the barriers to economic development? To reducing the unemployment rate?
 - To what extent can community revitalization play a role in economic development?
- Participants:
 - Bruce Nims: Grow Decatur
 - Patrick Hoban: City of Decatur Economic Development Officer
 - Kevin Kehoe: Community Investment Corporation
 - Mirinda Rothrock: Chamber of Commerce
 - Stacey Brohard: Decatur Jobs Council

- Cory Walker: Black Chamber of Commerce
- Mark Tyus: Black Chamber of Commerce

Housing Focus Group: Home Buyer and Lending:

- Questions:
 - What are the barriers to decent affordable housing for low to moderate income individuals and families in our community? How can we eliminate these barriers?
 - What are the negative effects of Public Policies on Affordable Housing and Residential Investment in our community? (that are barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinance, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment)
 - What special issues/needs does our community face with regard to home buying and lending?
- Participants:
 - Kirk Myers: Prairie State Bank & Trust
 - Cyndi Kostenski: Land of Lincoln Credit Union
 - John West: First Mid-Illinois Bank and Trust
 - Gary Richardson: Soy Capital Bank
 - Daniel Marker: Hickory Point Bank and Trust
 - Sherry Cool: Hickory Point Bank and Trust
 - Carla Brinkoetter: Brinkoetter and Associates

Housing Focus Group: Rental and Special Populations:

- Questions:
 - What are the housing needs of special populations in our community (i.e. elderly persons, persons with disabilities, addictions, and HIV/AIDS)?
 - What are the barriers to decent affordable housing for single person households and families in our community?
 - What are the transitional housing needs in our community?
 - What are the most common rental housing problems?
 - Please identify any other areas of concern you would like documented.
- Participants:
 - Terry Lovecorp: Private landlord
 - Tina Rice: Eastlake Rentals
 - Mary Kay Markwell: Heritage Behavioral Health
 - Denny Crowley: 708 Mental Health Board
 - Darsonya Switzer: Dove, Homeward Bound
 - Kathy Fronk: Landlord Association

As a result of the focus groups, 27 community stakeholders were engaged in providing critical input. Further, engagement with consultant stakeholder groups and individuals offered opportunity for 60 stakeholders to contribute essential input about the needs of the community assisting with the development of the ConPlan. Survey outreach to community consultants of Decatur resulted in the completion 96 total consultant survey responses including 68 paper surveys and 28 online surveys. ***In sum, 183 community stakeholder consultants contributed input for the Consolidated Plan through all varied means available for input.***

Appendix A

City of Decatur Citizen Participation Survey 2015-2019 Consolidated Plan

We need your input! In preparation for the creation of the Consolidated Plan for the City of Decatur, we need to hear from you. The Consolidated Plan establishes needs and creates priorities for the next five years (2015-2019) in the areas of:

- decent affordable housing
- a suitable living environment
- expanded economic opportunities (focusing on low/moderate income residents)

These needs and priorities can include a wide range of topics such as (but not limited to) the availability, condition and affordability of housing; housing for people with special needs and the homeless; transportation; recreation; education and job training; public services and facilities; services and facilities for youth and the elderly, etc. The Consolidated Plan also serves as a guide for the use of funds which the City receives annually from the U.S. Department of Housing and Urban Development.

Thank you for taking the time to complete the attached survey that will assist us in developing a Consolidated Plan that reflects the needs of OUR community.

Please submit all comments by October 31, 2014 to City of Decatur, Neighborhood Services Department, #1 Gary K. Anderson Plaza, Decatur IL 62523, Attention: Mary Garrison, or e-mail to: mgarrison@decaturil.gov. For questions please contact Mary Garrison by phone: 217- 450-2383 or email: mgarrison@decaturil.gov.

**City of Decatur
Citizen Participation Survey
2015-2019 Consolidated Plan**

Name: _____

Address: _____

Phone Number: _____ E-Mail: _____

Focusing on the areas of decent affordable housing, suitable living environments, and expanded economic opportunities (especially for low and moderate income residents), please share your input below:

Is there a particular interest/concern that you believe should be a priority for the City over the next five years? _____

What four issues do you view as the most important facing the Decatur community over the next five years?

1. _____
2. _____
3. _____
4. _____

Do you know of areas or individuals in the community (e.g. neighborhoods, specific population groups, etc.) with housing or other needs

a) that are not being addressed?

b) who are not being adequately served?

c) in which you believe assistance should be increased or decreased?

Please continue to the back page to complete the survey.

Over the past five years, the City of Decatur's Neighborhood Outreach Division has used its federal funds for various programs including:

- rehabilitation and repair of existing owner-occupied housing for low income persons
- emergency repairs
- housing improvements for people with disabilities
- new affordable housing
- housing for the chronically homeless
- demolition of vacant, unsafe structures
- code enforcement
- sidewalk improvements
- education training
- homebuyer down payment assistance

Are there any of these programs which you believe have been especially successful, and should be continued? Or any which you believe should be discontinued, and if so, why?

Do you have suggestions for other programs that you would like the City of Decatur to implement using its federal funds (if allowable under the funding guidelines)?

Additional Comments:

Thank you for your participation in this survey.

Appendix B

CONO Meeting

9.23.14

5:30pm

Decatur Public Library

The Five Year Consolidated Plan is a compilation of ideas and suggestions of the needs of the community that is submitted to the Department of Housing and Urban Development and serves as a living document for people to utilize for documentation of future grants and an opportunity for the public to have their voices heard – the public’s input is vital and is included in the plan.

The City of Decatur is in the process of developing the Five Year Consolidated Plan that is required of any local participating jurisdiction who receives funds from the Department of Housing and Urban Development’s Office of Community Planning Developing to prepare a Consolidated Plan every 5 years. The goal of all of the programs is to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low and moderate income persons. Specifically the focus is to extend and strengthen partnerships among all levels of government and the private sector including for-profit and non-profit organizations in the production and operation of affordable housing.

The Consolidated Plan is a planning document for the whole City which builds on the participatory process among citizens, organizations, businesses and other stake holders. That is where you come in – we want your input for the ConPlan. So with that, I would like to ask for your input. I have several questions I would like to ask related to a focus on the areas of:

- decent affordable housing
- suitable living environments, and
- expanded economic opportunities (especially for low and moderate income residents – education, jobs, etc)

The questions are:

1. Is there a particular interest/concern that you believe should be a priority for the City over the next five years?
2. What issues do you or your organization view as the most important facing the Decatur community over the next five years?
3. Are there areas in the community (e.g. specific population groups, neighborhoods, etc.) with housing or other needs that are not being addressed or who are not being adequately served? Do you believe assistance should be increased or decreased in these areas?

4. Do you have suggestions for other programs that you would like the City of Decatur to implement using its federal funds (if allowable under the funding guidelines)?
5. Any additional comments?

Thank you for coming out and sharing your input – I can be reached at:
mgarrison@decaturil.gov or 217-450-2383 – feel free to contact me!

Appendix C

Public Meeting Script

10.27.14 - 5:30pm/City Council Chambers

10.30.14 - 4pm/Central Christina Church

The Five Year Consolidated Plan is a compilation of ideas and suggestions of the needs of the community that is submitted to the Department of Housing and Urban Development and serves as a living document for people to utilize for documentation of future grants and an opportunity for the public to have their voices heard – the public’s input is vital and is included in the plan.

The City of Decatur is in the process of developing the 5-Year Consolidated Plan that is required of any local participating jurisdiction who receives funds from the Department of Housing and Urban Development’s Office of Community Planning Developing – this takes place every 5 years. We receive a total of \$1.5 million in funds, \$1.2 million in Community Block Grant Development (CBGD) Funds and \$300,000 in HOME Investment funds. The goal of programs funded with these monies is to develop viable urban communities by providing decent housing, a suitable living environment and expanding economic opportunities principally for low and moderate income persons. Specifically the focus is to extend and strengthen partnerships among all levels of government and the private sector including for-profit and non-profit organizations in the production and operation of affordable housing.

The Consolidated Plan analyzes Decatur’s current housing and non-housing community situation and needs and identifies resources available to meet the needs and sets a unified vision and long-term strategies and short-term actions steps to address priority unmet needs.

The ConPlan is a planning document for the entire City which builds on the participatory process among citizens, organizations, businesses and other stake holders. To date surveys have been (and continue to be) completed both via mail and online, I have conducted 2 focus groups related to education and economic development and will hold 2 focus groups on housing this coming Wednesday. Additionally I have been speaking to large and small groups of stakeholders as well as individuals within our community. Tonight is the first of 2 Public Hearings we are conducting to gain input into the development of the 5 Year Consolidated Plan. The goal tonight is to hear from you to glean invaluable information as we develop the ConPlan. With that, I have several questions that I would like to ask focusing on the areas of:

- decent affordable housing
- suitable living environments, and
- expanded economic opportunities (especially for low and moderate income residents – education, jobs, etc)

The questions are:

1. Is there a particular interest/concern that you believe should be a priority for the City over the next five years?
2. What issues do you or your organization view as the most important facing the Decatur community over the next five years?
3. Are there areas in the community (e.g. specific population groups, neighborhoods, etc.) with housing or other needs that are not being addressed or who are not being adequately served? Do you believe assistance should be increased or decreased in these areas?
4. Do you have suggestions for other programs that you would like the City of Decatur to implement using its federal funds (if allowable under the funding guidelines)?

Thank you for coming out tonight and sharing your input – I can be reached at:
mgarrison@decaturil.gov or 217-450-2383 – feel free to contact me!

Appendix D



**2015-2019 Consolidated Plan Development
Public Hearing Agenda**

**Monday, October 27, 2014
Decatur City Council Chambers
5:30pm**

Welcome and Introductions: Richelle Irons

Purpose of Public Hearing: Richelle Irons & Mary Garrison

Consolidated Plan Process: Mary Garrison

**Priority Needs
Strategy and Objectives
Timeline**

Question and Comment Session: Mary Garrison

Closing Remarks: Richelle Irons & Mary Garrison

Thank you for your participation!

Appendix E



**2015-2019 Consolidated Plan Development
Public Hearing Agenda**

**Thursday, October 30, 2014
Central Christian Church
4:00pm**

Welcome and Introductions: Richelle Irons

Purpose of Public Hearing: Richelle Irons & Mary Garrison

Consolidated Plan Process: Mary Garrison

Priority Needs

Strategy and Objectives

Timeline

Question and Comment Session: Mary Garrison

Closing Remarks: Richelle Irons & Mary Garrison

Thank you for your participation!

Appendix F

Press Release: City Seeks Input on 5-Year Consolidated Plan

DECATUR - The City of Decatur invites interested persons, organizations, agencies and the media to participate in the development of its 2015-2019 Consolidated Plan.

Residents can now share their ideas through a survey available online at <http://surveymonkey.com/s/consultantsurveycityofdecatur>. City will hold two public meetings in October to gather information about the needs of Decatur residents as they relate to the above goals. The meetings will be held Monday, October 27th at 5:30 p.m. at the Decatur Civic Center, City Council Chambers and Thursday, October 30, 2014 at 4:00 p.m. at the Central Christian Church, 650 W. William Street.

The five-year Consolidated Plan guides the City in its use of funding received annually from the U.S. Department of Housing and Urban Development (HUD) to assist in providing decent housing, a suitable living environment, and expanded economic opportunities, principally for low and moderate income persons. It also serves as a tool for other community organizations seeking federal funding for programs which support these goals.

Comments received from the public meetings and surveys will be used in preparing a draft Consolidated Plan which will list proposed goals and activities designed to meet the identified needs. A public hearing on the draft Consolidated Plan will be held in January. The final document will be submitted to HUD in March 2015.

Comments and questions concerning the Consolidated Plan or public meetings may be submitted to 5yearplan@decaturil.gov, or contact Mary Garrison at (217) 450-2383.

Appendix G

City of Decatur Consultant Community Needs/Priorities Survey 2015-2019 Consolidated Plan

We need your input! In creation of The Consolidated Plan for the City of Decatur, we need to hear from you regarding your perception of critical needs in our community. The Consolidated Plan establishes needs and creates priorities for the next five years (2015-2019) in the areas of:

- decent affordable housing
- a suitable living environment
- expanded economic opportunities (focusing on low/moderate income residents).

These needs and priorities can include a wide range of topics such as (but not limited to) the availability, condition and affordability of housing; housing for people with special needs and the homeless; transportation; recreation; education and job training; public services and facilities; services and facilities for youth and the elderly, etc. The Consolidated Plan also serves as a guide for the use of funds which the City receives annually from the U.S. Department of Housing and Urban Development.

Thank you for taking the time to complete the attached survey that will assist us in developing a Consolidated Plan that reflects the needs of OUR community.

Please submit all comments by October 31, 2014 to Richelle D. Irons, City of Decatur, Neighborhood Services Department, #1 Gary K. Anderson Plaza, Decatur IL 62523, or e-mail to: 5yearplan@decaturil.gov. For questions please contact Mary Garrison by phone: 217- 450-2383 or email: mgarrison@decaturil.gov.

City of Decatur
Consultant Community Needs/Priorities Survey
2015-2019 Consolidated Plan

1. Name: _____
2. Address: _____
3. Organization/Agency: _____
4. Phone Number: _____
5. Email: _____
6. To customize this survey, please indicate the category below that best represents you:

___ Interested Resident	___ Nonprofit Service Provider
___ Developer	___ Municipal Agency or Department
___ Real Estate Industry	___ Elected Official
___ Advocacy Group	___ Housing Organization
___ Trade/Professional Organization	
___ Other (Please specify): _____	
7. Is your organization a 501(c)(3) or 501(c)(4) nonprofit organization? Yes ___ No ___
8. What clientele do you serve or represent (if any)?:

___ Youth (school age to young adult)	___ English as a Second Language Population
___ Seniors	___ Victims of Domestic Violence
___ Homeless Persons	___ Veterans
___ Persons with Disabilities (please indicate type) _____	
___ Other (Please specify): _____	
9. What geographic area do you serve? (Check all that apply)

___ Decatur
___ Macon County
___ Other (Please specify): _____
10. Clientele Income Levels: Using the chart provided, please fill out the categories below indicating what percentage of your clients fall into the provided household income categories (a rough estimate is fine).

Extremely Low Income: _____

Very Low Income: _____

Low/Moderate Income: _____

Above Low Income: _____

Income Category: _____ Maximum Annual Income by Household Size - Illinois

	1	2	3	4	5	6	7	8
Extremely Low Income (30%)	14,300	16,350	18,400	20,450	22,100	23,750	25,350	27,000
Very Low Income (50%)	23,850	27,300	30,700	34,100	36,850	39,550	42,300	45,000
Low / Moderate Income (80%)	38,200	43,650	49,100	54,550	58,900	63,300	67,650	72,000

11. What types of services do you provide? (Please check all that apply)

___ Mental Health Services ___ Employment Training/Job Placement Services

___ Substance Abuse Treatment ___ HIV/AIDS Services

___ Housing (Permanent/Affordable) ___ Youth Services

___ Housing- related Services ___ Senior Services

___ Education ___ Transportation

___ Other (Please specify): _____

12. How are your clientele referred to your organization? (Please check all that apply)

___ Government Agencies ___ Websites/Social Media Sites

___ Community Organizations ___ Outreach Efforts

___ Newspaper ___ Colleagues

___ Other (Please specify): _____

For items 13-20, please rank the needs in your community based on the categories provided:

13. Public Assets:

1=Very low need, 2=Low need, 3=Moderate need, 4=High need, 5=Critical need

Street Improvements: _____

Street Lighting: _____

Sidewalk Improvements: _____

Beautification/Enhanced Public Space: _____

Historic Preservation: _____
Attractive Business District: _____
Improved Transportation Options: _____
Green Development: _____
Other Public Improvements (Please specify): _____

14. Public Facilities:
1=Very low need, 2=Low need, 3=Moderate need, 4=High need, 5=Critical need

Senior Centers: _____
Youth Centers: _____
Neighborhood/Community Facilities: _____
Parks and Recreation Facilities: _____
Child Care Centers: _____
Other Public Facilities (Please specify): _____

15. Public Service Needs:
1=Very low need, 2=Low need, 3=Moderate need, 4=High need, 5=Critical need

Youth Services: _____
Child Care Services: _____
Senior Services: _____
Services for Persons with Disabilities: _____
Health Services: _____
Mental Health Services: _____
Employment Training Services: _____
Crime Prevention Services: _____
Housing Counseling Services: _____
Substance Abuse Services: _____
Other Public Services (Please specify): _____

16. Economic Development Needs:
1=Very low need, 2=Low need, 3=Moderate need, 4=High need, 5=Critical need

Job Development/Creation: _____
Retail Development: _____
Small Business Loans: _____
Storefront Improvements: _____
Pollution/Property Cleanup: _____
Technical Assistance to Small Businesses: _____
Lending for Commercial Redevelopment: _____
Other Economic Development Needs (Please specify): _____

17. Homeless Needs:
1=Very low need, 2=Low need, 3=Moderate need, 4=High need, 5=Critical need
- Emergency Shelters for Families: ____ Men: ____ Women: ____
Transitional Housing for Families: ____ Men: ____ Women: ____
Supportive Services for Families: ____ Men: ____ Women: ____
Operations/Maintenance of Existing Facilities: ____
Job Training for the Homeless: ____
Case Management: ____
Substance Abuse Treatment: ____
Mental Health Care: ____
Physical Health Care: ____
Housing Placement: ____
Life Skills Training: ____
Other Homeless Needs (Please specify): _____
18. Housing for Persons with Special Needs:
1=Very low need, 2=Low need, 3=Moderate need, 4=High need, 5=Critical need
- Assisted Living: ____
Housing for Persons with HIV/AIDS: ____ Addictions: ____ Mental Illness: ____
Other Needs for Housing for Persons with Special Needs (Please specify): _____

19. Rental Housing Needs:
1=Very low need, 2=Low need, 3=Moderate need, 4=High need, 5=Critical need
- Rehabilitation Assistance Under \$15,000: ____ Over \$15,000: ____
Affordable New Construction: ____
Section 8 Rental Assistance: ____
Preservation of Existing Affordable Rental Units: ____
Energy Efficiency Improvements: ____
Rental Housing for the Elderly: ____ Disabled: ____ Single Persons: ____ Small Families
(2-4 persons): ____ Large Families (5 or more persons): ____
Other Needs for Rental Housing (Please specify): _____
20. Homeownership Needs:
1=Very low need, 2=Low need, 3=Moderate need, 4=High need, 5=Critical need
- Down payment/Closing Cost Assistance: ____
Rehabilitation Assistance Under \$15,000: ____ Over \$15,000: ____
Affordable New Construction: ____
Energy Efficiency Improvements: ____
Modifications for Persons with Disabilities: ____
Other Homeownership Needs (Please specify): _____

21. Please prioritize the three most common barriers that our community faces in obtaining services:
1. _____
2. _____
3. _____
22. Please rank the most common housing problems our community faces using the choices below (1 = top priority, 2 = second priority, etc.):
- Homelessness: _____
- Availability of Affordable Housing _____
- Overcrowded Conditions: _____
- Unsafe/Poor Housing: _____
- Conditions/Code Violations: _____
- Unsafe/Poor Neighborhood Conditions: _____
23. Please list any critical issues facing service providers that may pose constraints to the provision of local program services:
1. _____
2. _____
3. _____
4. _____
5. _____
24. Please provide us with a list of your opinions regarding unmet service needs or gaps in our community:
- _____
- _____
25. In the space below, please add any concerns or suggestions you may have that have not been addressed in this survey:
- _____
- _____

Thank you for your participation in this survey.

Appendix H

HSAC General Meeting

10.2.14

12-1pm

Central Christian Church

The Five Year Consolidated Plan is a compilation of ideas and suggestions of the needs of the community that is submitted to the Department of Housing and Urban Development and serves as a living document for people to utilize for documentation of future grants and an opportunity for the public to have their voices heard – the public’s input is vital and is included in the plan.

The City of Decatur is in the process of developing the Five Year Consolidated Plan that is required of any local participating jurisdiction who receives funds (1.2 for CDBG – Community Development Block Grants and 300,000 from HOME funds) from the Department of Housing and Urban Development’s Office of Community Planning Developing to prepare a Consolidated Plan every 5 years. The goal of all of the programs is to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low and moderate income persons. Specifically the focus is to extend and strengthen partnerships among all levels of government and the private sector including for-profit and non-profit organizations in the production and operation of affordable housing.

The Consolidated Plan is a planning document for the whole City which builds on the participatory process among citizens, organizations, businesses and other stake holders. This input leads to a 5 year strategic plan outlining specific objectives and actions that are planned to use these federal funds during the next five years in each required plan area including identified housing and homeless needs as well as a housing market analysis and non-housing community development. So in order to accomplish this, that is where you come in – we want your input for the ConPlan!! So with that, I would like to ask for your input. I have several questions I would like to ask related to a focus on the areas of:

- decent affordable housing
- suitable living environments, and
- expanded economic opportunities (especially for low and moderate income residents – education, jobs, etc.)

The questions are:

1. Is there a particular interest/concern that you believe should be a priority for the City over the next five years?
2. What issues do you or your organization view as the most important facing the Decatur community over the next five years?

3. Are there areas in the community (e.g. specific population groups, neighborhoods, etc.) with housing or other needs that are not being addressed or who are not being adequately served? Do you believe assistance should be increased or decreased in these areas?
4. Do you have suggestions for other programs that you would like the City of Decatur to implement using its federal funds (if allowable under the funding guidelines)?
5. Any additional comments?

Thank you for coming out and sharing your input – I can be reached at:
mgarrison@decaturil.gov or 217-450-2383 – feel free to contact me!

Appendix I

HSAC Senior Meeting

9.25.14

12pm

Reserve at Lakeside

The Five Year Consolidated Plan is a compilation of ideas and suggestions of the needs of the community that is submitted to the Department of Housing and Urban Development and serves as a living document for people to utilize for documentation of future grants and an opportunity for the public to have their voices heard – the public’s input is vital and is included in the plan.

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- decent affordable housing
- suitable living environments, and
- expanded economic opportunities (especially for low and moderate income residents – education, jobs, etc.)

General feedback was discussed and consultant surveys were distributed.

Appendix J

Project READ Meeting

10.27.14

1-2:30pm

Project Read Office - Decatur Public Library

Hello and thanks for having me today. So I think you are all familiar with the ConPlan and the focus on:

- decent affordable housing
- suitable living environments, and
- expanded economic opportunities (especially for low and moderate income residents – education, jobs, etc.)

I appreciate your engagement in this process and want to spend the next hour to hear from you about the:

- concerns related to Project Read meeting its mission and serving the population you serve.
- how the federal funds should be implemented – what will enhance, expand and sustain all of the efforts of Project READ
- issues you see most important facing Decatur over the next 5 years.

Thank you again for your time!

Appendix K

Ecumenical Minister Meeting

10.22.14

11:30am

Unitarian Universalist Church

The Five Year Consolidated Plan is a compilation of ideas and suggestions of the needs of the community that is submitted to the Department of Housing and Urban Development and serves as a living document for people to utilize for documentation of future grants and an opportunity for the public to have their voices heard – the public’s input is vital and is included in the plan.

The City of Decatur is in the process of developing the Five Year Consolidated Plan that is required of any local participating jurisdiction who receives funds from the Department of Housing and Urban Development’s Office of Community Planning Developing to prepare a Consolidated Plan every 5 years. The goal of all of the programs is to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low and moderate income persons. Specifically the focus is to extend and strengthen partnerships among all levels of government and the private sector including for-profit and non-profit organizations in the production and operation of affordable housing.

The Consolidated Plan is a planning document for the whole City which builds on the participatory process among citizens, organizations, businesses and other stake holders. That is where you come in – we want your input for the ConPlan. So with that, I would like to ask for your input. I have several questions I would like to ask related to a focus on the areas of:

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5. Any additional comments?

Thank you for coming out and sharing your input – I can be reached at:
mgarrison@decaturil.gov or 217-450-2383 – feel free to contact me!

FY 2015-19

EXPECTED RESOURCES

HOME			
	1-yr	4 -yrs	5- yr Total
HOMEBUYER PROGRAM	\$200,000.00	\$430,080.00	\$630,080.00
HOME ADMINISTRATION	\$78,551.00	\$118,676.00	\$197,227.00
CHDO SET ASIDE	\$187,352.00	\$178,016.00	\$365,368.00
HOMEOWNER REHABILITATION	\$463,980.39	\$600,000.00	\$1,063,980.39
TOTAL	\$929,883.39	\$1,326,772.00	\$2,256,655.39

CDBG			
	1-yr	4-yrs	5-yr Total
Section 108/Transfer	\$175,000.00	\$750,000.00	\$925,000.00
Demolitions	\$409,692.00	\$800,000.00	\$1,209,692.00
Emergency	\$80,000.00	\$200,000.00	\$280,000.00
Public Service	\$120,000.00	\$180,000.00	\$300,000.00
General Admin	\$248,265.00	\$993,060.80	\$1,241,325.80
Project Delivery	\$81,231.00	\$324,924.00	\$406,155.00
Code Enforcement	\$199,001.00	\$796,004.00	\$995,005.00
Housing Rehab	\$478,137.00	\$521,316.00	\$999,453.00
Public Improvement		\$400,000.00	\$400,000.00
TOTAL	\$1,791,326.00	\$4,965,304.80	\$6,756,630.80

Grantee Unique Appendices

According to Metro Study-Builders, the latest figures for Decatur Illinois show new home sales from last year. Closings of new homes in the Decatur, Illinois market remained unchanged year-over-year in September, staying level after a year-over-year increase in August from a year earlier. Closings remained level at none from a year earlier after the figure moved from none in August 2013 to 1 in August 2014. New home closings moved from none a year earlier to none after the figure moved from none in August 2013 to 1 in August 2014.

Following a decline in August year-over-year, closings of new and existing homes increased year-over-year in September.

Other market trends, foreclosures and real estate owned (REO) closings continued to drop from a year earlier in September, but did not appear to be dragging the market. Foreclosures and REO closings, taken together, accounted for 18.5% of existing closings, lower than 37.8% a year earlier. The percentage of existing home closings involving foreclosures fell to 8.9% in September from 20.2% a year earlier while REO closings as a percentage of existing home closings sank to 9.7% from 17.6% a year earlier.

Realtor.com reports the current population with the median age of 42. 47% of Decatur's population is long term residents having lived in their homes for more than 5 years, while 12% of Decatur's population has moved in the last year.

Decatur Market Comparison-by Realtor.com

	<u>Decatur</u>	<u>Illinois</u>	<u>United States</u>
Average Home Price	\$122,746	\$154,292	\$204,058
Average Home Price/sq. ft.	\$62	\$90	\$114
% New Listings	15%	14%	11%
% Reduced Listings	36%	35%	29%
% Foreclosed Listings	1%	8%	1%
% of All Homes For Sale	1%	2%	3%
% of All Homes Recently Sold (last 6 months)	1%	2%	1%
Average Sale Price	\$108,414	\$231,617	\$298,593
Average Sale Price/sq. ft.	\$63	\$126	\$158

	Decatur	Illinois	United States
Long-term Residents (5+ years)	47%	36%	35%

	Decatur	Illinois	United States
Annual Turnover	12%	15%	18%
Median Age	42 years	36 years	37 years

Age Distribution for Decatur

Age	Population
0-9	8,936
10-19	7,813
20-29	10,043
30-39	7,689
40-49	7,392
50-59	9,436
60-69	7,522
70-79	4,627
80+	3,923

Age distribution represents the distribution of the population in Decatur by age group. In Decatur, the male-to-female ratio is 32,104:36,001, which is 2% lower than the ratio of Macon County, which is 53,913:58,847. Age demographic data is sourced from census, 2015 according to Realtor.com.

Marital Status for Decatur Residents

Marital Status	Population
Singles	1,955
Married	6,985
Single Parents	4,496

Marital Status	Population
Married with Kids	3,472

Marital status represents the percent of residents in Decatur that are single, married, widowed and divorced. In Decatur, 62% of people are married and 38% of people are single. Marital data is sourced from census, 2015.

Decatur Education Statistics

Education Level	Population
Less Than 9th Grade	1,766
9th-12th Grade	4,934
HS Graduate	14,924
College No Diploma	10,584
Associate Degree	2,935
Bachelor's Degree	5,392
Graduate or Prof School Degree	2,804

Education data represents the highest level of education attained by residents in Decatur. In Decatur, 15% of residents 18 and over graduated from high school and 19% completed a Bachelor's degree or higher. Education statistics is sourced from census, 2015.

Grantee SF-424's and Certification(s)

APPLICATION FOR FEDERAL ASSISTANCE		Version 7/03	
1. TYPE OF SUBMISSION: Application		2. DATE SUBMITTED May 16, 2015	Applicant Identifier
3. DATE RECEIVED BY STATE		State Application Identifier	
4. DATE RECEIVED BY FEDERAL AGENCY		Federal Identifier	
5. APPLICANT INFORMATION			
Legal Name:		Organizational Unit:	
City of Decatur		Department:	
Organizational DUNS: 075613000		Neighborhood Services Department	
Address:		Division:	
Street:		Neighborhood Outreach	
#1 Gary K. Anderson Plaza		Name and telephone number of person to be contacted on matters involving this application (give area code)	
City:		Prefix:	First Name:
Decatur		Ms.	Richelle
County:		Middle Name:	
Macon		Curba	
State:		Last Name:	
Illinois		Irons	
Zip Code:		Suffix:	
62523		Email:	
Country:		Rirons@decaturil.gov	
6. EMPLOYER IDENTIFICATION NUMBER (EIN):		Phone Number (give area code)	Fax Number (give area code)
37-60011308		217-424-2864	
8. TYPE OF APPLICATION:		7. TYPE OF APPLICANT: (See back of form for Application Types)	
<input type="checkbox"/> New <input type="checkbox"/> Continuation <input checked="" type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es): (See back of form for description of letters.)		Municipal (C)	
Other (specify):		Other (specify):	
Adjustment in amount:			
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:		9. NAME OF FEDERAL AGENCY:	
14-218		Department of Housing and Urban Development	
TITLE (Name of Program):		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:	
Community Development Block Grant (CDBG)		Housing: Housing Rehabilitation for Homeowners, Emergency Housing Rehabilitation, Related Project Costs and Demolition, Public Service, Crime Prevention and Education/Employment Training Programs, Planning and Administrative Costs, Repayment of Section 108 Loan, Code Enforcement	
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):		14. CONGRESSIONAL DISTRICTS OF:	
Decatur		a. Applicant	
13. PROPOSED PROJECT		b. Project	
Start Date: 05/01/2015		IL-018, IL-017, IL-018	
Ending Date: 04/30/2016		IL-018, IL-017, IL-018	
15. ESTIMATED FUNDING:		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?	
a. Federal	\$ 1,241,328	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON	
b. Applicant	\$	DATE:	
c. State	\$	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372	
d. Local	\$	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
e. Other	\$	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?	
f. Program Income	\$	<input type="checkbox"/> Yes If 'Yes' attach an explanation. <input checked="" type="checkbox"/> No	
g. TOTAL	\$ 1,241,328		
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.			
a. Authorized Representative			
Prefix:	First Name:	Middle Name:	
Mr.	Tim		
Last Name:	Suffix:		
Gleason			
b. Title:	c. Telephone Number (give area code):		
City Manager	217-424-2801		
d. Signature of Authorized Representative:	e. Date Signed:		
	May 16, 2015		
Previous Edition Usable		Standard Form 424 (Rev. 9-2005)	
Authorized for Local Reproduction		Prescribed by OMB Circular A-102	

APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved No. 3075-0006

Version: 7/03

1. TYPE OF SUBMISSION: Application: <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		2. DATE SUBMITTED April 11, 2015		Applicant Identifier	
3. DATE RECEIVED BY STATE		State Application Identifier			
4. DATE RECEIVED BY FEDERAL AGENCY		Federal Identifier			

5. APPLICANT INFORMATION

Legal Name: City of Decatur		Organizational Unit: Department: Neighborhood Services	
Organizational DUNS: 075613300		Division: Neighborhood Outreach	
Address: Street: One Gary K. Anderson Plaza		Name and telephone number of person to be contacted on matters involving this application (give area code): Prefix: Middle Name: Last Name: Mr. D. Irons	
City: Decatur		Suffix:	
County: Macon		Email: Rirons@decaturil.gov	
State: IL		Phone Number (give area code): 217-424-2864	
Zip Code: 62623		Fax Number (give area code): 217-450-2320	
Country: United States			

6. EMPLOYER IDENTIFICATION NUMBER (EIN):
37-5613300

7. TYPE OF APPLICANT:
☒ New ☐ Continuation ☐ Revision
If Revision, enter appropriate letter(s) in box(es)
(See back of form for description of letters.)
Other (specify): B

8. TYPE OF APPLICATION:
☒ New ☐ Continuation ☐ Revision
If Revision, enter appropriate letter(s) in box(es)
(See back of form for description of letters.)
Other (specify): B

9. NAME OF FEDERAL AGENCY:
Department of Housing and Urban Development

10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:
14-238

11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:
Housing: Housing Rehabilitation for Homeowners, Acquisition/Rehabilitation projects, Homebuyer down Payment Assistance, and Administrative Costs.

12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):
Decatur, IL

13. PROPOSED PROJECT
Start Date: May 1, 2015
Ending Date: April 30, 2016

14. CONGRESSIONAL DISTRICTS OF:
a. Applicant: IL-05, IL-017, IL-018
b. Project: IL-016, IL-017, IL-018

15. ESTIMATED FUNDING:

a. Federal	\$	293,893
b. Applicant	\$	0
c. State	\$	0
d. Local	\$	0
e. Other	\$	0
f. Program Income	\$	50,000
g. TOTAL	\$	343,893

16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?
a. Yes, ☒ THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON
DATE:
b. No, ☒ PROGRAM IS NOT COVERED BY E.O. 12372
☐ OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW

17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?
☐ Yes If "Yes" attach an explanation. ☒ No

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

a. Authorized Representative
Prefix: Mr. First Name: Tim Middle Name: Last Name: Gleason
b. Title: City Manager—City of Decatur
c. Telephone Number (give area code): 217-424-2631
d. Signature of Authorized Representative: [Signature] e. Date Signed: 4/9/14

Previous Edition Usable
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Standard Form 424 (Rev. 5-2003)
Prescribed by OMB Circular A-102

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

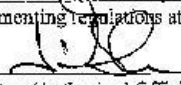
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LJ.L, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.


Signature/Authorized Official

Date April 9, 2015

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2015, 2016, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations, and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.


Signature/Authorized Official


April 9, 2015
Date

City Manager, City of Decatur, IL
Title

OPTIONAL CERTIFICATION
CDBG

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.


Signature/Authorized Official April 9, 2015
Date

City Manager, City of Decatur, IL
Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.



Signature/Authorized Official

April 9, 2015
Date

City Manager, City of Decatur, IL
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Appendix - Alternate/Local Data Sources

1	Data Source Name Consultant Survey of Unmet Needs
	List the name of the organization or individual who originated the data set. City of Decatur and hired Consultant
	Provide a brief summary of the data set. The City of Decatur distributed a survey of unmet needs to: Economic Development professionals, Residents, Non Profits, Homeless Continuum. It was available on line on the City's website, on Survey Monkey. It was mailed to Neighborhood Groups, and also a hard copy was available in the Department of Neighborhood Services.
	What was the purpose for developing this data set? To obtain data and information on unmet needs in the community.
	Provide the year (and optionally month, or month and day) for when the data was collected. Meetings were held in September, October and November of 2014 and February of 2015. Online Survey monkey survey expired November 1, 2014. Paper surveys were available through February 2015
	Briefly describe the methodology for the data collection. The City of Decatur distributed a survey of unmet needs to: Economic Development professionals, Residents, Non Profits, Homeless Continuum. It was available on line on the City's website, on Survey Monkey. It was mailed to Neighborhood Groups, and also a hard copy was available in the Department of Neighborhood Services.
	Describe the total population from which the sample was taken. Decatur Residents and organizations that serve Decatur Residents i.e. Representatives from social services, economic development, housing, education, health care providers and government bodies
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. (See Executive Summary and Citizen Participation Plan)